

# *Cascade View Estates HOA*

## *Board of Directors*



August 30, 2010

### Meeting Notes for August 19, 2010 5:00 PM at The Greens

#### **Meeting Attendees:**

Board members present: Craig Knight, Earl Cordes, Joe Murray, and Roiann Santos

Board members absent: Bruce Maggio

Quorum present: yes

Others present: Daria Nelson and Fire Chief Tim Moor

#### **Proceedings:**

#### **Meeting called to order at 5:00 pm. by Roiann Santos.**

Agenda items addressed:

1. **Fire District Annexation Presentation-** Fire Chief Tim Moor gave a great presentation on the Annexation measures on the ballot in November. His talk was very informative detailing the differences Annexation provides versus the current Fire and Rescue Services. Chief Moor said they will be canvassing the areas prior to the election to help inform voters.
2. **Select a Vice President-** Due to Bob Haak and Pete Wilson leaving the BOD, a new Vice President needed to be selected. The duties are to back-up the President during his absence; signing checks, lead meetings, and monitor the Landscaping Co. Joe Murray volunteered to be the VP.
3. **Determine how to handle unpaid HOA dues > 1 year-** Seven accounts were sent to collections. Of that only 1 has paid. What is the next step? Lien on the property? Can we do a continuing Lien? The BOD needs to consider all possible methods and be prepared to decide our next course of action at the next meeting.
4. **Need Legal representation-** Daria Nelson provided a name of an attorney Alison Huycke with Francis, Hansen & Martin. We will need to make an appointment when we need legal counsel.
5. **Reserve Study Update-** In process with Northwest Property Management. They suggested opening a separate Reserve account and moving over funds from checking. It will be done in January 2011.
6. **Another Daycare in the HOA-** We received a homeowner complaint of a Daycare operating at 3738 SW 35<sup>th</sup> Pl. The legal property owners of record no longer live at the residence and the present occupants are running a Daycare at the residence. The BOD agreed to send a certified letter to the legal property owners and inform them it is a CC & R violation. The HOA needs to make sure we take care of this issue the same as before with the previous Daycare. The HOA could be sued if we allow any commercial Daycare businesses in the HOA.
7. **Assistant Secretary-** In the secretary's absence, the Board needs to have a back-up. Daria Nelson was invited to the meeting with the intention of providing help with some duties. She is an accountant and will be an asset to the BOD. We can discuss her duties at the next meeting.
8. **Next BOD meeting-** The next BOD meeting was set for 11/4/10 at 5:00 pm. It will most likely be at Ray's Community room.

The meeting was adjourned at 6:15 PM.