

Cascade View Estates HOA

Board of Directors



November 11, 2010

Meeting Notes for November 11, 2010 5:00 PM at The Ray's

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 Jeff Reynolds from NWCM

Proceedings:

Meeting called to order at 5:10 pm. by Joe Murray.

Agenda items addressed:

1. **Q and A on the Reserve Study-** Jeff Reynolds answered several general questions about the Reserve Study. Questions centered on the BOD's duties with opening a reserve account, annual allocation of funds, determine future study updates, proper use of reserve funds, and borrowing from the reserve account. Jeff Reynolds suggested the BODs make a motion to accept the Reserve Study and transfer designated funds (\$20 k) into a reserve account. Roiann made a motion and it was seconded by Craig and all members approved.
2. **Impact of BOD President's Absence-** The absence of the President being gone for several months brought up the issue of a quorum and voting with only 4 BOD available for decisions. Earl also indicated he will be leaving in February, and the BOD count will drop to 3. Earl said he would talk to Bruce about resigning from the BOD in the best interest of the association.
3. **Need Bios or updates-** Two BOD terms are up for election in 2011 Earl Cordes and Roiann Santos. Earl expressed he will not run for election next year. Roiann will need to provide an updated Bio and Daria Nelson will need to provide a Bio if interested in being a Board member.
4. **HOA Paper sent with Dues statement-** The paper to accompany the dues statements will need to be updated and approved. It needs to identify 2 BOD openings, reminder of the Collection policy, and reminder of the Parking policy.
5. **Finalize path for Unpaid dues-** The BODs discussed filing liens versus using PCS (Professional Credit Service) for unpaid dues. It was decided to stay with PCS. At least we receive 70% of the dues when collected. The lien process would cost a fee with no monetary return unless the property is sold.
6. **Prepare 2011 Budget-** It was decided to have some Directors (Craig, Joe, and Roiann) meet separately to work on a budget proposal. The proposal will be sent to other Board members for approval.
7. **Architectural Review Guidelines-** Craig feels the Board needs to establish a policy or amend the CC & R's to clearly define the AR guidelines. The CC & R's have no definition for paint colors, roofing and siding types, fencing types etc. It was agreed that since nothing is documented in the CC & R's, some homeowners are operating on their own. We need to look into the best way to establish rules that can be followed and enforced.
8. **Next BOD meeting-** The next BOD meeting was set for 2/10/11 at 5:00 pm. It will most likely be at Ray's Community room.

The meeting was adjourned at 6:45 PM.