

Cascade View Estates HOA

Board of Directors



May 10, 2012

Meeting Notes for [May 10, 2012 5:00 pm](#)

Meeting Attendees:

Board members present: Craig Knight, Joe Murray, Roiann Santos, Daria Nelson, Julie Marrs Boock

Board members absent: none

Quorum present: yes

Others present: John Seitter- HOA Accountant

Proceedings:

[Meeting called to order by Joe Murray at 5:00 pm.](#)

Agenda items addressed:

1. Quarterly updates from AR & C C & R Committees and Common Area Maintenance-

- Common area update- Sprinklers turned on and weekly mowing per contract. Need status on SOD for bare spots.
- AR Committee now has 4 members. First meeting 4/26 3 actions items (projects submitted), 2 addressed, 1 pending for a storage shed.
- C C & R Committee report- Lot 225 Landscaping is frozen due to owner Bankruptcy filed 3/15/12. Need to investigate how to proceed. If Lot 87 has not screened 5th Wheel by 5/18. A sanctions letter will be sent.

2. Disposition of late/overdue accounts.- It was decided the enact a new policy for delinquent accounts. This year (2012) letters will be sent to all delinquent accts. on June 1 detailing the new policy and result if not paid. This could be started next year by March 1.

3. Common area fencing work in summer 2012- So far 12 of 18 homeowners adjoining the easement property along Reservoir Dr. have been contacted and made aware of the upcoming fence work this summer. Will start on getting quotes from fencing providers. Joe asked Craig to give a brief talk at the Annual meeting.

4. CC & R Comm. Chairperson & members needed.- Roiann has given her resignation as Chairperson and will step down on June 1, 2012 whether a replacement is in place or not.

5. HOA dues increase and Management Co. info- A discussion regarding a Management Company for the HOA to handle the CC & R and AR Committees may be the alternative if homeowners don't volunteer. Both companies will do full or partial service, however either choice would require a dues increase. Roiann presented some numbers to provide a look at the cost of service. Current yearly revenue is \$21,525 minus expenses and reserves \$19,700 leaving net earnings of \$825. Management Co. full service @ \$15,000-20,000 per year, partial service @ \$3,500- 5,000 per year. This topic will need further consideration.

Craig made a motion to adjourn and Julie seconded. Meeting adjourned at 5:55 pm.

Next meeting will be scheduled around August or September. Joe will coordinate.

6. Common Area fencing work in 2012- Joe asked for a subcommittee to be formed for the Common Area fence work. Craig, Roiann, and Julie volunteered. Joe also provided some items of concern or consideration and outlined some criteria for RFQ's. This should happen early this summer.

7. Impact of Phase 10 future development- It was determined that the BOD doesn't have enough information to make any decisions on Phase 10 at this time.

Next BOD meeting- The next BOD meeting was set for May 10th at 5:00pm.

Meeting adjourned at 7:00 pm.

Addendum BOD Meeting held 2/17/12:

- The selection was made to keep the current Landscaping contractor. Thank you letters will be sent to all vendors that submitted Landscaping bids.
- Joe Murray will continue as point of contact for the Landscaping Company.
- Lot 237 Lien letter and filing paperwork was submitted to Deschutes County.

Meeting adjourned at 3:00 pm.