

# *Cascade View Estates HOA*

## *Board of Directors*



November 20, 2012

### Meeting Notes for November 17, 2012 10:00 am

#### **Meeting Attendees:**

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

Board members absent: none

Quorum present: yes

Others present: John Seitter (accountant)

#### **Proceedings:**

**Meeting called to order by Joe Murray at 10:11 am.**

Agenda items addressed:

#### **1. Quarterly reports from ARC & CC & R and Common Area Maintenance-**

- Common area- Contact Blake & Sons for a fall clean-up and Blake & Sons will renew the landscaping contract at the same rate as 2012.
- ARC Reports- Nothing pending. Storage shed issue completed.
- CC & R report- no new violations and all pending violations compliant. 2 properties have violations. One for miscellaneous stuff stored on driveway and the other is unscreened camper on driveway. Letters will be sent.

**2. Finalize Delinquent Dues policy and discuss accounts-** It was decided to move up the date for the policy in 2013 to March 1. All delinquent accounts will be sent statements and letters on March 1 of each year notifying them their dues are delinquent. The letter will also include the delinquent policy. Only 2 lots remain unpaid and both have liens filed. One lot owes late fines of \$50. All in favor of the policy update.

**3. 2013 Budget Dues increase and Reserve account update-** The 2013 budget worked out to \$17,805 due to increases in insurance, water, website, and Compliance Administrator. The HOA dues will be increased to \$80.00 per year to compensate for these increases. The total expense for the fence project was \$17,062. That included painting, repairs, priming of both sides and tree/shrub trimming. The Reserve study identifies the next fence maintenance in 2018 and complete fence replacement in 2024. It was discussed that the fence may not need repainting in 6 years, but it's likely to need replacement around 2024. The funds to pay for the fence will come out of the Reserve Money Market account. It was decided to leave \$11,400 in the Reserve account (2012 & 2013 reserve amounts) and transfer \$5,662 back to the checking account. All in favor.

**4. Management Co.-** Daria will draft a letter that will accompany HOA Dues statements detailing a paid position available to any qualified homeowner for the management and administering of the CC & R and AR compliance. She will circulate for approval.

**5. Finalize notice to accompany yearly statement-** The yearly notice was updated to reflect the change in delinquent dues policy and requesting 2 volunteers for the open board positions. All in favor.

**6. Architectural Review Guidelines update-** Craig will update the guidelines to eliminate the setback limits by referring to the City of Redmond packet for placement of outbuildings. It will be posted on the Website when all agree.

**7. Fence project completion-** John said Bangin Nails needs to provide a Tax ID number for our tax reporting. Still in question is the unfinished 8ft. inside section at Lot #223. Craig said he would contact Randy Salverson for a resolution and the Tax ID #.

Craig made a motion to adjourn and Daria seconded. Meeting adjourned at 12:30 pm.

Next meeting will be scheduled in February 2013. Joe will coordinate with board members.