

Cascade View Estates Homeowners' Association



2014 3rd Qtr. BOD Meeting Minutes August 2, 2014

Meeting started at 9:05 a.m.

*Present: Daria Nelson, Julie Boock, Rod Hatchell, Ken Kerfoot, John Seitter
and Bob Grabar Absent: Joe Murray*

1. Compliance Administrator report – *Bob Grabar provided a detailed report on current violations and their status, which is summarized as follows:*

	Resolved	Pending Resolution
Signage on Property	2	
Weed Abatement	2	
Yard Maintenance		1
Parking	1	8

Additionally, Bob Grabar reported that two current Architectural Review Applications have been approved and three are pending. It was decided by the board to send letters to Lot #206 and Lot #259 for violations. These letters were mailed 8/4/14 with 10 day response requested. Lot #133 has requested one-on-one meeting with Board members in relation to ARC submittal. Daria Nelson to contact all board members to check availability to meet with Homeowner.

2. Review financial reports – *John Seitter presented copies of the financials for June for the board to review. June reflects a financial gain of \$278 and a year-to-date gain of \$1700. He has received 2 checks from a past collection agency who has collected small amounts from Lot #211*
3. Review outstanding accounts for Liens - *Since we had to release our lien with Lot #237, it was determined that we need to write off the \$1160 in late dues and penalties before Dec 31, 2014. John Seitter voiced a concern that we may eventually end up with a similar situation with Lot #240. Mailing address is same as physical address and tenants are living in the residence. Not sure if homeowner is getting notices. County records show same address.*

4. Quarterly Common Area Maintenance report - Joe Murray emailed all board members with the current status of common area. (See Attached)_A discussion followed, initiated by Rod Hatchell and Ken Kerfoot as to the estimated cost of a new timer – preferably one that is encased in a lockable unit- be generated in writing by Blake and Sons. In addition, a written quote for removal of trees and explanation of type of plantings and cost to be used as replacement plants around monument sign. Watering times were also questioned as to possibly being scheduled too close together. Recommended that maybe morning watering time be changed to 4 or 5 a.m.
5. Schedule 4th quarter BOD meeting – Meeting has been scheduled for Saturday, November 8th at 9:00 a.m. at the Presbyterian Church. John Seitter has confirmed that the Church is available.
6. Compliance Administration– The board discussed the procedures to be followed for providing the compliance administration functions when the administrator is absent for any extended periods. Daria will investigate the availability of training seminars that address compliance administration professional practices.
7. Meeting Adjournment – Meeting was adjourned at 10:00 a..m. Motion to dismiss by Daria Nelson, seconded by Julie Boock.