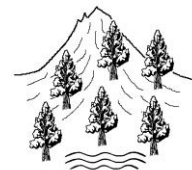


***Cascade View Estates  
Homeowners' Association***



2014 4<sup>th</sup> Qtr. BOD Meeting Minutes

The meeting was held on Saturday, November 8, 2014 and called to order at 9:00 a.m. In attendance were Board members Joe Murray, Daria Nelson, Julie Boock and Ken Kerfoot, Accountant John Seitter and CA Bob Grabar.

Not present was board member Rod Hatchell.

1. Compliance Administrator reports – Pending ARC Applications and Violations - There were 2 sets of plans submitted for new construction on lots #102 and #156, 1 set of plans in process for submittal on lot #77 that Bob Grabar is to contact Builder for status. ARC submittal forms were received on lots #224, #207 and #202 for work already completed and disapproval letters will be sent to homeowners. ARC request for lot #209 was received and conditional approval letter will be sent to homeowner. There has been a surge in homeowners performing work without prior approval and violation letters will be sent to all homeowners who have painted houses or erected structures without approval.
2. Review Financial reports, 2014 AR carryover – Financials were presented by John Seitter. Overall financial status of account is good, showing a positive gain for 2014. There are currently only 2 delinquent accounts, one of which is in pending sale status. Should the sale be completed, there would only be one outstanding account.
3. Review 2015 Reserve Plan – Current financial figures show that we are in a positive position currently with our reserve plan. With current cash flow and projected expenses through the end of 2014, the Board has unanimously decided to increase the 2014 contribution to the Reserve Plan from the budgeted \$5700 to \$6000 by December 10<sup>th</sup>.
4. Review 2015 Delinquent dues charges and any dues changes – After discussion, the Board decided to maintain the 2015 Dues to \$80 a year with a vote of 4-1. The delinquent dues charges will also remain the same.

5. Discuss recommendations and approve 2015 HOA yearly notice sent with dues statements – There will be 2 Board member positions opening up for the 2015-16 year and it will be posted in the yearly notice. In addition the HOA Assessment Collection Policy will appear again on the notice this year. An item regarding “Architectural Review Approval will be revised to refer to section 4 of the CC&R’s and a notice that the board will be taking action with all non-compliant and violating homeowners.
  
6. Quarterly Common Area Maintenance report – Joe Murray reported that Blake and Sons removed dying trees, replaced the irrigation timer, replanted area in front of monument sign, thinned out iris plantings and irrigation lines were blown out. Last weekly mowing was Oct 29, 2014 and a final fall cleanup will be performed. Tree removal and irrigation timer will be expensed from the reserve fund.
  
7. 2015 Budget Planning , Review and Approval - John Seitter provided the 2015 Budget based on projected expenses for the new year. Insurance costs will remain the same as last year since we have a locked in rate until 2016. The forecasted budget shows a potential financial net gain for 2015 of \$1306.00.
  
8. Schedule next quarterly BOD meeting – The next Board meeting has been tentatively scheduled for Saturday, February 21, 2015 at 9:00 a.m. The meeting was adjourned at 11:10 a.m.