

Cascade View Estates Homeowners' Association



2015 2nd. Qtr. BOD Meeting Minutes

1. Compliance Administrator report - Attached is copy of current report from Bob Grabar, Compliance Administrator. Additional items of concern is on-going issues of parking violations, new construction, tenant behavior of absent landlords. Requested that Construction company advertising signs be removed from occupied completed homes. Request that all requests for painting of home exteriors be submitted for approval, regardless of same or different colors. This will allow the board to make sure that changes to colors are not made after approval.
2. Review financial reports – April financials were sent to all board members through email. No questions. Only 2 outstanding bills for HOA dues.
3. Select Board of Directors positions – Secret ballots were used to vote for officer positions for 2015. The following results were: President – Joe Murray, Vice President – Ken Kerfoot, Secretary – Julie Boock and Treasurer – Antonina Vass
4. Identify and file for a Registered Agent – Julie Boock to be new Registered Agent for HOA association.
5. Quarterly Common Area Maintenance report - New contract was signed in March for Blake and Sons to continue at same rates as last year. Joe turned on irrigation on 4/21/15. Spring clean up has been performed. Keys received for lockable irrigation boxes. Blake and Sons to replace 5 valve boxes from 6"-10" in May.
6. Discuss Parking Enforcement and Maintenance and Appearance of walls and fences – Many properties are showing signs of aging and wear. Board is discussing a letter to be sent to all homeowners regarding replacing or repairing houses and fencing that is in need of attention. To keep within HOA guidelines, Board has voted to join an HOA compliance association and use this membership to avoid any legal repercussions. Motion to join by Rod Hatchell, seconded by Ken Kerfoot, all in favor.
7. Discussion of burn damaged fencing on Reservoir – A recent letter was received by the Board in regards to damage to the perimeter fencing on Reservoir. It appears that the previous resident was negligent and allowed the recently replaced fencing to burn and has a visible hole and burn marks on both sides of the fencing. The new homeowner was aware of the damage prior to the close of

the sale and assumed the HOA would pay for the damages. The Board voted unanimously that the homeowner is responsible for the needed repair. Since it was an act of negligence by the prior homeowner, the Board did not feel that the members of the Association should be liable.

8. Schedule 3rd. quarter BOD meeting – Next meeting scheduled for August 15, 2015 at 9:00 a.m. at the Presbyterian Church. John Seitter will check the Church's calendar and make sure the facility is available.

Meeting adjourned at 9:50 a.m.