

Cascade View Estate HOA
Minutes from August 15, 2015--COA Board Meeting

Meeting began at 9:00 a.m., at Joe Murray's home. A quorum of board members was present, consisting of Joe Murray, Antonina Vass, and Julie Boock.

1. Compliance Report – Compliance Administrator (CA) was not available due to family emergency. CA had drafted two documents – one proposed flyer for trash container guidelines, and one as a reminder for camp trailers not stowed within CC&R guidelines. Suggested amendments for each flyer were discussed. CA to revisit fences of homeowners who were notified of maintenance needs of their respective fences, as deadline has now passed for completion. Recent complaints discussed, CA to follow up.

2. Financial Report – John Seitter, the HOA accountant, was unavailable but provided the current financial report to each board member for review in advance of the meeting. There were no comments on the report. A recommendation was made for an honorarium to Community Presbyterian Church for their allowing our board to use the church for our quarterly meetings the past two years. A motion was made and carried to donate \$150 to the Community Presbyterian Church for their generosity in allowing us to use their facility to conduct our quarterly meetings. Julie made the motion/Antonina seconded the motion which was approved unanimously.

3. Maintenance Report--for HOA Common Area. Due to an extremely dry winter, we have lost six trees in the common area along Reservoir, which need to be replaced--two decorative boulders will replace a two dead trees, and the four replacement trees need to be hardier than the current maple variety – we are considering Canadian Red Choke Cherry, Mountain Ash, or Hawthorne. It is projected that it will take four man hours to replace trees. Antonina will be reviewing the suggested tree varieties used to be planted in place of the dead trees. The board discussed winter watering in case of another dry winter to preserve trees. Joe made the motion to adopt recommendations as presented/Antonina seconded the motion which was approved unanimously.

4. Phase 10 –A discussion was held concerning the future development of Phase 10, which has changed ownership and is currently named WMC Cascade Vistas LLC, et al. The board reviewed the response provided by the current owner to a letter from the board concerning this property and its future relationship to Cascade View Estates Homeowner Association. The board members concluded that our HOA does not wish to have any connection to the future development of this property, other than the interests of those Cascade View Estates lot owners whose lots adjoin the 19.04 acres formerly known as Phase 10. A letter will be prepared in response to the current owners' recent letter.