

Cascade View Estate HOA
Minutes from November 7, 2015--COA Board Meeting

Meeting began at 9:00 a.m., at the Community Presbyterian Church library. All board members were present, consisting of Joe Murray, John Seitter, Ken Kerfoot, Julie Boock, Antonina Vass, and Cory Nystul. Compliance Administrator, Bob Grabar was also present.

1. Compliance Report – Projects are slowing down due to the encroaching winter weather. Bob stated he has been picking up newspapers that stack up in driveways. This is an obvious announcement to anyone driving by the home that the owner is not home.
2. Financial Report – John Seitter, the HOA accountant, reported that the HOA has had a slight gain in our receivables and we are getting ready to formulate next year's budget. Most of this past year's expenses have been as budgeted. The increase in revenues is from transfer fees from home sales. A discussion was held by the board concerning placing some of the monies currently in our checking account into a money market account. Antonina Vass will investigate to see if this is a viable alternative. It was decided that before the end of the year, we will be making a \$6,000 cash transfer from our checking account into our reserve account which is required by the State of Oregon. This reserve account is for the future maintenance (and/or replacement) of all the common area fencing along Reservoir, as well as the irrigation system, and landscaping.
3. Maintenance Report - We are currently on target for future major expenses. Property owners that are using the common area fencing are responsible for their side of the fences. An annual inspection of the common area fence has been suggested for fence maintenance. Next spring new trees will be planted for several of the trees that died last year along Reservoir.
4. Dues Assessment – Dues will not increase this year and will remain at \$80. Julie Boock made a motion to keep dues the same, and seconded by Antonina Vass, and unanimously carried.
5. HOA Audit – It was recommended that we initiate a review of HOA accounts as part of the budgeting process since there has not been a known audit of the accounts since the inception of the HOA. Joe Murray made a motion to make the review part of the budgeting process, Antonina Vass seconded, and unanimously carried.
6. Next Board Meeting - February 6, 2016, @ 9:00 a.m., Community Presbyterian Church.

Joe made a motion to end the meeting/Antonina seconded the motion – meeting adjourned at 10:10 a.m.