

## Cascade View Estates HOA

February 06, 2016 Minutes

The Quarterly CVE HOA Meeting commenced at 9:01 a.m., those attending were Joe Murray, Julie Boock, Ken Kerfoot, Antonina Vass, Cory Nystul, John Seitter, and Bob Grabar.

### Compliance Report

New homes being constructed in the development. On home purchases, title companies have not been providing new home owners with CC&Rs.

Architectural review submittals received: 16. Six submittals were new home construction. We still have 13 undeveloped lots.

### Financial Status

The HOA will take a loss due to audit fees and attorney fees – depending on board decision. Other than that, we are doing okay financially – cash is good in checking and in in reserve accounts.

We had a positive cash influx in January of \$500, due to partial HOA dues payments.

Our Reserve Study – The HOA's next major planned expense is expected to be in 2018 – the repainting of our common fence may be needed, uncertain now. Another planned expense will take place in 2024 – the common area fence may need to be replaced – to be evaluated at that time.

Annual or Semi-Annual Financial Audit – A discussion was held concerning the necessity and impact of an audit – may cause a rise of dues by \$5 for next year to cover audit

Other financial variables concern the unexpected or unknown which include the water costs in summer and unexpected repairs.

A year-end financial loss, due to unexpected expenditures during the year, is acceptable if the balance sheet can support such a loss, based on the General Reserve balance. Cascade View Estates has never shown a loss, and its current General Reserve balance is very adequate to sustain an occasional loss. However, if the expenditures that created the loss reoccur year after year, then the board needs to decide if additional revenues are necessary, such as raising the annual dues. After a thorough discussion concerning a financial audit, Ken made a motion to have an annual audit for our HOA, Antonina seconded, and the motion was passed unanimously. John will make arrangements, we may not have the results of the audit until summer due to the impending tax season.

### Proposed Retention of Attorney for CVE HOA

A discussion ensued concerning retaining a lawyer for the HOA. What spurred this discussion was the recent notification that a group home (medical residence) was going to be inserted into our development through the purchase of a home that was for sale. There were statements made that we could not block a group home due to statutes and federal law and any opposition would result in a discrimination lawsuit. However, the home that was targeted for the group home did not qualify after inspection by a state agency, therefore, the sale fell through for that purpose. It was this situation that

caused us to consider that perhaps we should have an attorney on retainer to investigate and report on those instances. Also, we discussed the need to have our CC&Rs and Bylaws re-evaluated to determine if they are constructed to follow current laws.

Joe made a motion to have an attorney review for group home issues, Antonina seconded, passed unanimously. Now to select an attorney for review.

Review Bylaws & CC&Rs – We should have CC&Rs that address the changing laws of the state which include cannibus laws and federal laws concerning group homes, the liabilities, bringing bylaws and CC&Rs up to date. Attorney on retainer recommended – will review possible candidates for attorney on retainer.

Julie will investigate attorney candidates with HOA experience – Report on suggested candidates will be due the end of February. Joe will provide list of candidates.

Common Area Landscaping – Ken & Joe signed off on replacement trees. Blake & Sons Landscaping will carry over same rate as last year's rates. The dead trees have been removed – costs are being paid as we go. McPheeters Nursery replacement trees – we have agreed on replacement species. They have not yet finished digging up trees this year, target date is February 12. Need to revisit McPheeters with \$450 check. Delegation will select trees and will tag. Blake will pick up and plant trees in March. We will need to arrange to water trees through first winter.

Landscaping - Blake and Sons holding rates the same now for fourth year – next year they may be raising rates.

Insurance policies renewal – annual payment for \$1,709 will be issued - Insurance Policy Review recommended prior to November 2016 meeting.

Time to put together a ballot to homeowners. Two Board positions opening and we would like for those individuals interested to please provide resumes to the board – Joe will be looking for candidates – we will need resumes for annual mailing for board positions.

A motion was made to adjourn the meeting by Ken Kerfoot, seconded by Cory Nystul. Motion carried unanimously. Meeting adjourned 10:38 a.m.

Next Board Meeting: May 7, 2016, @ 9:00 a.m., Community Presbyterian Church

Annual Meeting: May 7, 2016, @ 10:00 a.m., Community Presbyterian Church