

Cascade View Estates HOA

May 7, 2016 Quarterly Meeting Minutes

The Quarterly CVE HOA Meeting commenced at 9:00 a.m., those attending were Joe Murray, Julie Boock, Ken Kerfoot, Antonina Vass, John Seitter, and Bob Grabar.

Compliance Report – Bob Grabar

There are currently nine houses under construction in our development. Discussion concerning extended parking on the street, which is regulated by the city code and will be enforced by the City. Moving a vehicle within the same block is not considered an official move, it must be moved more than a block.

Financial Status – John Seitter

It was reported that at the end of April, the HOA is in good financial shape. There was a profit of \$730 above expenses. Legal fees have been submitted for the review concerning the review of the group home issue that arose earlier this year and is discussed below. We also currently have an audit being conducted, and the bill will be submitted following the audit.

Antonina will transfer \$100 back and forth between accounts (mid-month) to prevent accounts to go dormant.

Although not required by the state to conduct an audit, it is, however, contained in the bylaws to hold an audit. Up to now, we (the board) have had the authorization to waive the audit and we have done so up until this year. We felt that since one had never been done, it should be done just to verify the accounting.

Common Area Maintenance

We replaced four dead trees and began the irrigation in late March.

Update on Group Home Issue

The home targeted for assisted living subsequently was rejected by the program as it did not meet the program guidelines. Our attorney responded to our question about the proposed group home and our rights as an HOA, and after some research, the attorney reported that the Federal Fair Housing Act trumps any control HOA CC&Rs have; however, the HOA can enforce residential upkeep and parking issues.

Miscellaneous

A general discussion was had regarding information dissemination to and from homeowners, emails, etc., for HOA news and notifications.

Additionally, board member Cory Nystul was not present at the annual board meeting, and Joe Murray made the motion to allow him (Joe) to vote in the board's election of officers following the

annual meeting. The motion was seconded by Antonina Vass, and the motion was carried. We then recessed for the annual meeting.

Recessed for annual meeting at 9:55 a.m.

Election of Officers

First, there was gratitude expressed to Treasurer Antonina Vass for her assistance in getting homeowners notified of a printing error on the annual notice and asking homeowners to write in the proposed board member's name.

Incoming board members for 2016-2017:

President: Dr. Bill Trumble

Vice President: Len Lutero

Secretary: Julie Boock

Treasurer: Antonina Vass

Director-at-Large: Cory Nystul

Joe Murray made the motion to adjourn the meeting. Antonina seconded the motion and the motion carried unanimously. The quarterly meeting was adjourned 11:38 a.m.

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Next Board Meeting: Saturday, August 6, 2016 @ 9:00 a.m., Community Presbyterian Church

Annual Meeting: