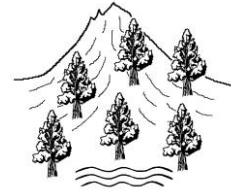


Cascade View Estates Homeowners' Association



CVE HOA Board Meeting
November 12, 2016
4th Quarterly Meeting Minutes

The Fourth Quarter Board meeting began at 9:02 a.m., and present at the meeting were: Bill Trumble, Len Lutero, Antonina Vass, John Seitter, Julie Boock (arriving about 30 min. late), and guest and interested board member at large - Gary Deifenderfer.

The Compliance Report was waived.

Following a discussion with guest Gary Diefenderfer, the board made a motion and unanimously passed that the Member at Large board position be filled by Gary Diefenderfer, who will finish out former board member Cory Nystul's position which will end May 2018.

The financial report was presented and it was determined that there would be no raise in homeowners' dues this year. It was also reported that our audit has been delayed by an insurance and reserve study.

The board made a motion and approved the transfer of funds into our reserve fund for future care and repair of the common area of the development in the amount of \$6,000.

A discussion ensued about draft resolutions concerning:

(A): After discussion, a motion was made and passed, that the board members will (due to the lack of volunteers for needed committees) will now act as the Architectural Review Committee and the Covenants Committee.

(B) It was recommended that a succession plan should be put into place for incoming new board members, wherein the outgoing board member would assist new incoming replacement board member with duties, expectations, and information in general.

(C) Ending of the Compliance Administrator position. After reviewing the financial outlay for a Compliance Officer, and the needs of the HOA, it was decided that the Board would divide up the duties of the Compliance Officer. Due to the contract requirements, a letter to the Compliance Officer would be

sent advising that the 90-day period ends in February 2017, and the Compliance Officer is expected to continue his duties until the end of that period. Following that position's termination, it was proposed that each Board Member be assigned 50 lots each to monitor and be the direct contact for those homeowners for any of their complaints, concerns, etc.

Lots 1-50 - Julie Boock;
Lots 51-100 – Len Lutero;
Lots 101 – 150 and Lots 251-286 – Bill Trumble;
Lots 151-200 – Gary Diefenderfer;
Lots 201-250 – Antonina Vass.

The contact information of the above individuals is on the website:
www.cascadeviewestateshoa.com

A motion was made and passed to terminate the position of Compliance Officer.

(E) – It was recommended that a request for bids for common area maintenance to be sent out to qualified landscape contractors.

(F) – Nonobtrusive in-home businesses allowed? The board decided to table this question for now, and to investigate further.

Bill Trumble has been made the Registered Agent for CVE Homeowners Association.

Clotheslines – Nonobtrusive in-home businesses (aka home occupations) - the issues were discussed and left for further discussion following further research and fact-finding. Either issue would require a modification of the CC&Rs and thus a vote by the homeowners.

The board unanimously approved a \$150 donation to the Community Presbyterian Church in a gesture of thanks for allowing the CVE Board to hold their quarterly meetings at their facility.

The 4th Quarterly CVE Board meeting was adjourned at 11:20 p.m.

Next Board Meeting: Saturday, February 18, 2016, 9:00 a.m., at the Community Presbyterian Church located at 529 NW 19TH Street, Redmond, Oregon 97756.