

Cascade View Estates – Quarterly Board Meeting

Quarterly Board Minutes 5-19-18

Attendees: Gary Diefenderfer – HOA Pres, Pamela Stage – Secretary, Lenny Lutero – VP , Lora Oliviera – Treasurer, Robina Koenig – Member at Large, Judy Goodrich – Compliance Officer

- April Financial – approved

- Review of monies owed and dues still needing to be paid. Albarca still has not paid dues and owes \$280.00. Liens still are existing for 3 homes since last year. Sheriff Nelson has still not paid the fine he owes us of \$50.00 for paying late. He did pay the dues however.

- Judy reported out on issues of compliance she has been working on. Motor home on 35th Court. This issue has been ongoing for some time. He is trying to sell the house so is fixing it up currently. Discussion about Volcano homes that have no landscaping. Marty Evon bought his home on foreclosure and is planning to install landscape. Possible start in June. 2nd. There is another house needing landscaping help on Volcano and Judy has left door hanger. Appearance of front yard seems to be in progress of improvement Bobby and Tom per Lora. Home with landscaping issue on Cascade Vista Ct. says that landscaper is engaged and after vacation he will proceed with improvements.

- Gary reported on greenhouse complaint from back neighbors. (Paul Purkey is owner of house with greenhouse) Since a greenhouse is not a permanent structure, it does not need to adhere to the city setback of 5 ft from the property line. The HOA has a 5 ft regulation from the property line which we enforce. We need to relay a unified message to the community that we adhere to the HOA guidelines. Sherman's house was discussed that his front yard needs to be cleared out. Need to speak to Julie and check records about documentation of setback measurement. Blue house on Cascade Vista Drive was discussed and progress of improvements to landscape and house paint.

Action Item: Secretary to send letter to blue house owners. 2919 SW Cascade Vista Drive. B Voltin 69380 Buckhorn Rd Redmond. 97756

- Fence Analysis and Feasibility. Gary reported that the job to review the common area fence structure will be done to check sprinkler system, lighting, and fence. Action Item: Gary to follow up with contractor. State requires that we have this analysis done every few years. Cost is \$1200 dollars.

- Trees to be replaced. 2 trees. One up top from 2nd entrance, one at lower entrance. Lora suggests replacement with rock instead of new tree. Trees are Silver Maple. Cost for work will come from reserve account. 2nd Tree close to main entrance also dead. Snow removal from sidewalk in past winters has been done by Zack.

Action Item: Gary will check with Blake to replace trees.

- Electronic payment. Gateway would need to be contracted with vendor. From website would lead to payment page. Payment information would be contained in First Data and batch deposit would be paid to HOA account. One-time gateway 99.00 and monthly fee for service. 9.95 per month for gateway and 9.99 for merchant services. Plus 9 cent fee per transaction. Merchant services 2.99 %. We could offset costs by raising HOA fees. Discussion about fees that were over the amount and how payee would enter

whatever they were paying. 286 homeowners – fees paid by bill pay amount to about 25%. Lora recommends switching the new account type so that we do not get dinged for depositing more than 50 checks per transaction per month. We could go to basic checking account for lower fees.

Action Item: Lora to move forward with switching over bank account to lower fees. Board approved action. Lora to check out new banks for any benefits we might gain from switching banks. Can we set up Paypal to our existing account? TBD.

- Website needs to be updated.

Meeting concluded at 9:20 am.

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General Meeting with Property owners

- Intro of board members.
- Discussion of volunteers to the board in 2019. HOA must have volunteers or we will need to hire a management company at a much larger cost.
- Maintenance of sidewalks. Discussion about common area is maintained by HOA along common area.
- Board responsibilities discussed per board notes sent to homeowners. Neighbors are encouraged to communicate with board
- Electronic dues may be available next year. Account switch to reduce fees.
- Feasibility study to ensure we have enough reserves for common area should we need replacement repairs.
- Financial Review by John. Review of state of reserves and that it is a State of Oregon requirement. If we had to do a fence replacement it would be a major expense that would be covered by the HOA. We are in good financial shape this year.
- Complaints are being dealt with on an as needed basis. Discussion on trash cans left out, yard work needed are being addressed. Comments about compensation being adequate for those paid employees. So far so good.
- Compliance Officer introduction and discussion about types of issues she encounters. Most issues are dealt with and neighbors are cooperating. Bill mentioned trees and shrubs overrunning the sidewalk. People should share information about situations where they might need a helping hand with their yard due to illness or some such other reason. Discussion about providing email addresses in case of emergency and the board needs to get ahold of a homeowner. Nextdoor is also a vehicle for neighborhood communication if needed.
- Website will be worked on this year to modernize and provide further functionality.

- Speeding on Cascade Vista Drive is becoming an issue. Discussion about complaints of speeding in the past. Police were asked for help . Officer was installed on the street to monitor speed. Survey by city was put in enforcement for speed was solicited to the public in this month's water bill. Speed bumps are a possibility if we don't get speeders to slow down.

Open Forum

- Marty. Discussion about current issue of the state of the lawn. Plans underway to improve the landscape. Judy will be monitoring progress. Trees along Reservoir Dr. are blocking his view. When owner purchased property, trees were dormant. Now trees are substantially taller and they block his view. Will be looked into. Possibility of tree being trimmed. Owner would cover cost of clean up on his side if we were to approve topping off the tree. Standard Permadalis (sp) are easy to maintain for height and pruning was suggested as a replacement. Trees were put in by the builders. HOA maintains the trees in the common area. 2 suggestions by Bill. He knows retired forester or someone else for recommendations on what our options are. We might find a way to accomplish a solution for Marty. Comments about views from home. Houses have been built and views have changed due to construction of the neighborhood. Comments that this is normal growth and considered to be reasonable.

- Suggested that we get a local website manager to facilitate easy changes to the website.

- Appreciation to board for their service. Reiteration that costs are kept low by having the board run by volunteers.

Meeting adjourned at 10:30 am