

Cascade View Estates – Yearly General Meeting

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

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