

Cascade View Estates Homeowners' Association



HOA Board Meeting 2019 1st Quarter Agenda

February 9, 2019, 9am

Attendees: Gary Diefenderfer-HOA Pres., Sean Neary- HOA VP., Lora Oliviera- HOA Treas., Pamela Stage – HOA Sec., Robina Koenig – HOA Member at Large., John Seitter – Accountant, Dawna Azich – HOA Compliance Officer

Review of last meeting notes from Nov 3, 2018.

1. Signage in yards. Suggestion by neighbor to limit to 30 days prior to elections? Discuss and vote. Resolution: NO
2. Speeding on CVD. More speed bumps needed? Possible radar sign to be engaged. Resolution - First step. Sean to contact police department about getting sign. Action: Pending resolution: Police are parking and observing. Sean will inquire about getting a speed monitor.
3. Appreciation door drops for home improvements and or gardens. Get new color for door drop cards. Action: Board agreed on green cards. Agreement that positive messages about homeowner's efforts to maintain the structure and plant in spring would promote good relations between board and neighbors. Action: Pamela to design door drops for delivery in the spring.
4. Mailout for better participation at yearly meeting. Lora to design bi-fold and provide draft at next quarterly meeting. Action: Pending (see new business)
5. Blake and sons.....do we want to continue with them? Dwight at three sisters will be contacted by GD for estimates and provide to group for review. Decision: Pending. Solicitations were sent out with higher results of estimates. We will continue to inquire for better rates. GD to solicit in March. GD to contact Dwight at 3 sisters.
6. Decision about web site replacements and features – Vote needed to move forward. Resolution to proceed. Lora has volunteered to take this task on and explore our options. Action: Completed. New website in place with no new costs to the HOA. Lora to continue as webmistress.
7. Improvement to CVE sign and landscape/lighting? \$ for repairs should be discussed, Resolution: Lora estimates shrubs/plants could cost \$150.00. What about light repairs? GD to look at it. Lora to get estimate and email group. Action: Electric repairs completed Plants to be installed in May to provide green and color.

8. Sidewalk repairs for area where trees were removed. Who is responsible? Lora has provided contact Jacob Smith 541-923-7718 code compliance officer at city who can be alerted to the issue with the uneven sidewalk. Resolution: PS to complete. Action: Completed. Issue passed to current Redmond Compliance Officer and he has contacted Tim Treischler home owner for resolution.

New Business

1. Report out from Dawna of her contacts and any ongoing issues
 - i. Neighbor woman who communicated with Dawna and had many complaints about her neighbors. Dawna has spoken to this individual and her issues are resolved.
 - ii. Lady with commercial truck parked in street periodically. City issue.
 - iii. Empty lot owned by Stickler was weed whacked but needs to be raked in the spring
 - iv. Donna discussed RVs and work trailers left in driveways. Expectation that loading, fixing should be tolerated for several days with wait and see before contacting owner.
 - v. Construction containers are issue on 34th St - someone has complained they are a nuisance but determination that they are not located within the HOA boundaries so other than complain to the city, we cannot take any action.
2. Door Flyer for Annual Meeting (Lora has draft) Place on colored paper. Action: Pending - Board will wait on confirmation about the date and location of the meeting. John will come back with date. Lora will finish the flyer and review the content with board.
3. Website domain renewal expires May 2019 - TuCows Inc. owns the domain name according to information obtained by Lora. We will investigate further for clarification because in the past two years the domain renewal fee has been paid to Smart Logic. Not TuCows. Lora to follow up ideal payment set up for 2019
4. Sean to be added to First Interstate accounts as a signer. Motion carried to add Board VP Sean Neary a signer to our First Interstate checking account. Board has seconded motion to add Sean Neary as signer. Action: Lora to notify bank that Sean will be stopping at the bank to sign papers.
5. Fence maintenance - who has responded for repairs. Answer: only about 4 definite in writing have responded. Others cite conversations with Gary directly and no complete information has been obtained. Action: GD to visit 17 homeowners on Volcano to observe and record what houses need repairs. Quite a bit of wear on top of fence due to weather. We should have painted last year per history. Some repairs are needed due to rotting wood. Previous board did some repairs some years ago but non-response from homeowners for access to backyards made repairs minimal at that time. New fence is due in 2025. The accounts have provision for paying for a new one. Does not make sense to

repaint entire fence now, because it will be replaced in 6 years. Need to decide if we make repairs this year. Action: Get rotting boards addressed. GD to look at fence to access full extent of damage and work to be done. Reassessment when we have all the information.

6. Trees to be scheduled for planting along Reservoir Dr. Action: Lora to contract for bid with Artisan Tree Works for possible stump grinding and re planting.
7. Pending issues with no responses to letters for weed abatement, house painting and garden clean up:
 - Blue House CVD– needs painting and weed yard clean up. Action: Letter already sent to homeowner with no response to date. Gary to follow up.
 - Empty lots. Lot 96 (Stickler) across from Dawna has been cleaned up. Discussion about fact that owner only weed whacked and did not clean cheat grass trimmings off property.
 - First ARC approval submission Helen Smith for backyard. Action: Board members to approve and send response to Pamela for files. Homeowner notified to proceed with landscaping plans.
 - Sherman's house (Issues: house damage, freezer, scooter and chair in front yard) will be addressed starting in mid-March after GD has spoken with the couple. Action: Pamela will mail one more letter stating items outside need to be removed and garage needs to be repaired. Provide them 15 days until we fine them.
8. Results from HOA dues. How many have been received to date? Response: 61 yet to pay dues. Due March 1st.
9. Lot 197 has the only lien in entire development. Action: GD to follow up with homeowner.
10. Review of budget for 2019. John has prepared new budget and prepared tax submittal. All is well.
11. Sidewalk responsibility re-visited. Clarification on who is responsible for Reservoir Dr. sidewalk clean up of snow. HOA or homeowners? Action: GD spoke with city and the homeowners are responsible for clean up of sidewalk, not HOA. However, this issue is still pending resolution based on the multiple interpretations of the CC&Rs and the precedents set forth by previous HOA actions.
12. Discussion about compliance officer duties. Discussion on possibility of putting exact description of issue/resolution to be reported to simplify her job and to provide checkboxes of what is needing to be conveyed to neighbor. Action: Reformat text descriptions on drop cards so that they are more concise.
13. Resolution to keep Donna Azich in place as compliance officer and have a signed year contract drafted for board review. Action: GD to provide Sean with copy of contract modified by Lora las year with further descriptive text and ask Sean to review for correctness. Then if all is well provide to Dawna for signature.

14. Review John's salary as accountant. Discussion about questions we have for John relating to his contracted fees. We will follow up with John to answer question relating to his time expended providing his services, if he has a contract and how he computes and charges for extra services. Results will be provided to the board and a decision for an increase will be decided at future date.
15. Snow removal from Reservoir Dr. – Much discussion on interpretation of the city ordinance, what the HOA has done in the past for snow removal and the current complaint from C Nystul who insists we take responsibility for the sidewalk. Pending final decision. Discussion about sending residents FYI letter to let them know that the homeowner really has the responsibility for removing any debris from the sidewalk (per interpretation of city ordinance) but final decision is yet to come on this issue.

Meeting adjourned at 11:30am