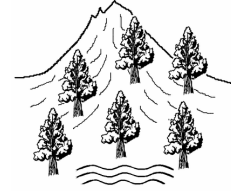


Cascade View Estates Homeowners' Association



Cascade View Estates – Annual Meeting

Agenda and Minutes 5-04-19

Board Attendees: Gary Diefenderfer – HOA Pres, Pamela Stage – Secretary, Sean Neary – VP, Lora Oliviera – Treasurer, John Seitter - Accountant

Not Present – Dawna Azich – Compliance Officer, Member at Large – Open position.

2019 Annual Meeting Agenda & Minutes

1. Introductions and Board responsibilities. Intro by all members.
2. Financial Statements and Reserve Account Review (by John Seitter)

Reserves are good and expenses are under revenue base. We pay for water, electrical, grass cutting, tree and shrub maintenance, and maintain the entrance sign. 44K sitting in reserve for unexpected expenses. 286 lots are considered small for a development. We are currently well funded.

Mention of new drop cards being left at houses for CC&R violations. Dawna Azich our compliance officer will be issuing violation cards of various colors depending on severity of violation.

3. Remarks by the Board – accomplishments in 2018/plans for 2019

- a. Repairs on sign lighting / refresh on Flower planting. Review of dead trees removed and new planting of 5 more spots where removals were implemented. Sidewalk roots at entrance are being worked on and is in progress. Review on HOA responsibility to clear snow off sidewalk from Reservoir. This is homeowner responsibility. Discussion on fee schedule for late dues paid.
- b. Hiring of Compliance Officer for CC&R compliance was reviewed.
- c. Plans for fence repairs are underway with half of the 18 homes responding that work is required due to failing paint and rotting boards. This issue is still pending.
- d. New and improved Website/ plans for paying dues. Electronic payments of dues are being investigated. We need to provide a cost-effective solution to provide this option. Still pending further investigation.
- e. Speed Tracker on Cascade Vista Drive – the neighbor whose property hosts the sign currently indicated it will be moved in a month according to discussions with the city. Discussion on a more ideal location was discussed with the possibility that it could go to other side of CVD for more effective speed management.
- f. Closure of majority of property liens. 1 is active and 1 is pending application.

4. Review of Proxy voting. 75 totals. 4 abstains. 71 approvals

Cascade View Estates HOA
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Email: cve.covenants@gmail.com
Website: www.cascadeviewestateshoa.com

5. Reminder of Website documents: CC&Rs, Bylaws, AR Guidelines and Project Forms. All needed documents can be located on the website.
6. Proposal for new board member volunteers for 2019. Member at large position open. Also, secretary position is open. Anyone interested should contact Gary D.
7. Open session for questions. Rentals are an ongoing issue. If something is noticed, you are encouraged to report it to the board. Shrubs and tree limbs blocking sidewalks on some streets are causing some issues for walkers. Compliance officer to address these issues when noted.

Meeting concluded at 10:30am