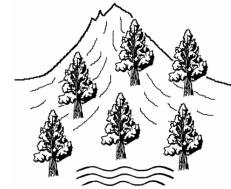


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Agenda and Minutes

8-31-19

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

Special Invitees: Ann Sampson, Christopher Neilson (not able to attend), Rob Kennard
Ron Adkins, Merry Adkins

Not Present: Member at Large – Open position, Secretary – Open position

Old Business:

Review of previous meeting minutes and status on Action Items. Items still pending from last quarter.

-Sidewalk Trip Hazard: Tim T sidewalk with roots causing trip hazard. Last quarter was being worked on by homeowner. **Action:** Status: **Closed.**

-Bank Account: Do we need to re-sign with Robina opting out? **Action:** Sean to follow up with Stacy at First Interstate to confirm we all need to sign again. Status? **Action:** All the board plus any new members need to go into bank to resign.

-Trees along Reservoir – 3 for sure to fill in. 4 or 5 may not be possible because of replaced trees on the other side of fence. **Status:** Report from Lora with update from Arborist. Action: When trees were initially planted, planting was for new trees. Only one tree has enough room in bare area. **Action:** Recommend we not do anything.

- Fence Maintenance: **Action:** Report from Lora and Gary- Update on Fence repairs. Photos from owner at CVD and Reservoir. Results: 12 out of 18 properties need work

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on either dry rot and or paint. **Action:** GD has contacted companies; one will be coming to provide estimates. **Results:** Report out at next board meeting of estimates. Decision on action to be taken then.

- **Online payments of Dues.** **Action:** Lora to continue to explore possibilities. Status? If we pursue this, we will need to pay more on website. **Action:** No action for now due to everyone not wanting to pay into any price increase. We would only need this service for a quarter of the year and the price seems a bit much since we would have to pay for it year-round.

- **John - HOA for Oregon** review requested by John. **Action:** Sean to look at state website to see if we are complying with all requirements. Status? Pending

New Business

- **Financial Review with John S.**– Discuss YTD Financials and the 2020 budget.

Result: We are in good shape.

- **Compliance:** Report from Dawna about neighbor contacts/issues she has encountered. **Update:** Dawna has since been terminated and her transition of the pending documents is still pending. Gary D to follow up with her to obtain status on what needs action.

- **Board Elections** – We have the Board Member At Large position still open and the Secretary position as well.

- **HOA Unpaid Fees:** What is state of unpaid HOA dues? Update: Lambert (lot 108 at 3751 SW Xero Way) has paid, and Saunders (Lot 197 at 3017 SW 35th Ct) is in foreclosure – we have a lien on this property. Are there any other dues late still outstanding? Do we need a lien on any other property? Action: Ebner billed 50 and has not paid. **Action:** Sean indicated that Sheriff sale occurred last year. Unknown who owns it now. **Action:** Dial still shows Ebner owns this property.

- **New Construction.** Property owner Tygart Lot 260 will begin construction on one of the remaining vacant lots (3131 SW Cascade Vista Drive) Permits and plans have been obtained.

- **Home Sales:** We have had 11 home sales so far this year.

- **Blue house-** painting ARC form submitted. Proposed fine for paint. 50 fine to go to owners. Note to send to off site owner B. Voltin. **Action:** PS to send letter and fine.

- **Paint and Lawn** - 2 door down from GD on right the lawn is unkempt and sunflowers. Lawn care and painting. 30 day notice. Compliance or plan for compliance is needed. **Action:** PS to send letter asking for compliance to CC&Rs.

- **AirBnB:** 3330 SW Wickiup Ct. Paint of cream of body and black trim. GD has strong opinion. Per Sean we can state a plan of action for AirBnB. **Action:** Fine them \$50 Was given notice to move RV out of driveway. **Action:** Send notice for 100.00. { unknown what final decision was for this as they have moved trailer}
Suggestion to change CC&Rs to increase dues. Neighbors complained to Dawna. We need to resume fining homeowners as 4 neighbors have complained. **Action:** Might be moot point since owners have assured us, they have ceased to contract AirBnb clients. May require further monitoring daily and observe if new cars are always parked at home. The homeowners are already upset and feel we are harassing them.

- **Above ground pool:** Does the CC&Rs prevent an above ground pool? **Action:** Further research needed. Initial feeling is that if the pool is in the backyard, and it is not permanent, it should be allowed.

- Mid Cycle Mail out

- Reminder to neighbors about dog refuse on lawns and shrubs.
- Statement that we can fine but not tow vehicles left on street - police should be contacted.
- Clarify trailer policy about parking in driveways. 72 hrs to pack or unpack, then move to storage or behind fence
- Trash containers to be removed after trash is picked up or asap
- Fruit trees should be monitored, and any down fruit picked up asap to avoid rats
- Trimming maintenance of tree limbs and bushes that block sidewalk access

- **Motion to provide \$50.00 to church.** Motion carried. John to issue check to church.

Meeting adjourned at 10:45am