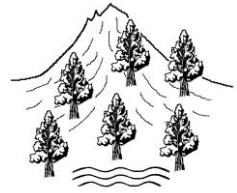


# ***Cascade View Estates Homeowners' Association***



## **Cascade View Estates – Quarterly Board Meeting Minutes**

**11-16-19**

Attendees: Gary Diefenderfer – HOA President, Sean Neary – Vice President, Lora Oliviera – Treasurer, Pamela Stage – Secretary, John Seitter – Bookkeeper, Ann Sampson – Member at Large.

Not Present: Compliance Officer – Open position.

### **Old Business:**

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

**-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 re-sign. Restated that all board members to go to First Interstate and re-sign signature card.

**- 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 on either dry rot and or paint. **Action:** Gary has received one estimate of 12K to repair. Other estimates were not received. **Action:** Lora to follow up and get 3 estimates for repair and replacement.

**- 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 from last meeting. **Action:** Still pending. Sean to follow up.

**- Above ground pool?** Status – yes, we have existing pools in the neighborhood.

- **Paint and Lawn** - 4 doors down from GD on right the lawn is unkempt and sunflowers are wilted and dead, unsightly. **Status:** Letter sent to residence for yard maintenance. **Status:** resident has removed flowers but has not addressed paint. **Action:** PS to send another letter to be sent asking what plan is existing to improve the paint on his home.

- **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

**Status:** pending mailout in December.

**New Business**

- **Financial Review with John on 2020 budget.** Discuss YTD financials. **Status:** Everyone to submit estimated expenses to John for budget creation. Members to approve via email in Dec or January. Discussion about wording of the yearly letter for dues. Agreement that we should clarify for next year. Dues may not need to be raised this year according to John. He advises to leave at \$80.00 for 2020.

- **Compliance Position:** Update on any further action with Dawna. Open position. Include in Dec letter to homeowners asking for interest.

- **UPS like Truck** – Status is that letter was sent for them to remove the truck and surrounding debris. **Status:** Owner responded to Gary with letter explaining he needed more time to move the truck. **Status:** We will give 30 additional days to submit his clean up plan based in information stated from homeowner. **Action:** PS to send out additional letter giving him the 30 days requesting the timeframe for compliance.

- **Running a business from home.** Status is that a letter was mailed to this residence asking them to cease business dealings out of the residence. **Status:** GD indicates nothing has changed. **Action:** PS to send additional letter fining them \$50.00.

- **Ricky Saunders foreclosure.** Status? Sold at auction. Balance of lien is a write off. **Status:** Sean to issue lawsuit against Saunders personally for past dues \$1600. **Action:** Sean to issue lawsuit. John to issue new dues invoice to bank.

- **Blue house.** Status is that a letter was mailed out to the residence asking for painting to begin. Status? **Action:** John to send out fine starting Dec. 1<sup>st</sup>.

- **Lime Green House.** Status is that a letter was mailed out asking them to repaint in a toned-down color. **Status:** Owner submitted new paint chip showing a small change in green color. **Action:** Ann to follow up with homeowner for satisfactory paint choice.

- **Lot on SW Xero Ave ?** GD to discuss. Lot with weeds. **Action:** PS to send letter asking for weed abatement. New Info: Also discovered recently that this is a code violation for city of Redmond.

- **HOA Unpaid Fees:** What is state of unpaid HOA dues. Alexander Ebner still owes 50 fine.
- **Snow removal** - Discussion about the possibility of raising the fees to pay for snow removal from the sidewalk from the common area. **Status:** We will arrange to remove it this winter and we will re-consider raising fees next year for 2021 based on what expenses are incurred.
- Next Meeting: Sat Feb 22, 9am at the church. John to confirm.

Meeting adjourned at 11:15 am.

Amendment for further editing and additional notes. 12-1-19 PS