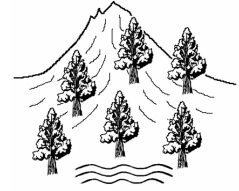


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

08-22-20

Attendees: Gary D – Pres, Sean N – V-Pres., Lora O – Treasurer, Ann Sampson – Member at Large, Pamela S – Secretary.

Not Present: John S. – Bookkeeper, Mike S – Compliance Officer

Meeting started at 9am.

Old Business:

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

- **Lot 240 Blue House: Status** – Lien has been placed on home. There appears to be some activity at the home but no painting yet. Owner has not paid fines. No status yet.
- **Compliance Person Mike S – Status** We agreed he is doing a good job and he has signed a new one-year contract.
- **Lot 1 Running a business from home – Status:** Mobility transportation business advertised with CVE home address. Status: Apparently this house on Lot is now sold. Need to collect overdue fees. This will be done either by placing a lien or waiting for title company to contact John S. where he will inform of fees due to HOA at close of escrow. **Update:** Title company is in touch with John for collection of overdue fees. Status Resolved.
- **Lot 254 Trailer in back yard on CVD** – Front yard has been greatly improved. Send a nice letter to current occupant. **Action:** Letter to owner to paint house. **Status** Letter pending. **Status:** Resolved but need to send letter for paint.
- **Lot 197 foreclosure.** To be sold at auction. **Status:** Foreclosure has been stayed for the time being. Nothing to be done due to COVID regulations. Squatters are currently residing at the home. To be revisited after COVID regs are lifted. Possibly after 1st quarter 2021
- **Lot 101 Lime Green House. Status?** No movement to repaint upper story. **Status:** Request by Ann S. to send them letter with mention of fine should they not correct this soon. Letter was sent with color chips so she can decide on the color for repaint and provide them deadline of 30 days. **Status:** Apparently owner sent ARC for new paint color approval. Follow up with Gary. ARC approval for RV space pending. House has since been modified with new paint.

- **Fence at Lot 197 Foreclosure house?** Status: Fence panel was cut to provide access from Reservoir Dr. This vandalism was reported to police. Phone call sent to Insurance agent to discover particulars of submitting for a claim for repairs. Answer pending. **Status:** Gary D to repair. **Status:?** Gary repaired.

- **Front Entrance –**

a. Grass planting and/or working with owner of lot 210

Update: Entrance looks great. Update from Lora on lot 210 property. Has had all roots ground and yard regraded and is having sod put in which will meet up with the common area lawn. We will need to vote and approve the dollar amount for the CVE HOA to contribute as discussed at the May 2020 meeting. Status: Sod may not be laid until spring. Sprinkler was fixed with pipe repair. Need to vote on expenditure of 250.00 if he gets it done by Sept 30. Motion carried for this expense. **Update:** Owner has done the work and a check was issued.

- **Are we having a neighborhood meeting this year? If so need to decide on date.** **Update:** No meeting to be scheduled. Status: Per John the church has not opened up the rooms for meetings. Decision to send letter to neighbor's in July informing that they can send in questions should they have any concerns that need answering. **Status:** Letter sent to neighbors. **Status:** Lora to put political sign reminder on website. Solar Power is a question. Suggestion to set up sign on CVD entrance. A neighbor approached Lora about setting up new signage. Table for new year to possibly set up new signage in multiple entrance sites. To be addressed next year.

New Business

- **Fire break?** Area behind homes on CVD have overgrown brush that is possibly a fire hazard. Ann has been speaking with Jacob with city. **Status:** Ann to contact fire Marshall. Ann to follow up

- **Raise HOA Dues:** A suggestion that we raise dues for next year to \$85.00 or \$90.00? Status: Recommended by John to increase. **Status:** To be discussed with John at next meeting.

- **Rental on Lot 35 on Xero Ave –** Complaint received from a neighbor. The home on corner Xero Ct has a FOR RENT sign and neighbors are against this citing the CC&Rs not allowing anything but single-family homes. In this case he converted the bottom floor of his home to a separate apartment. Reviewed and discussed definitions for "single family home" and reviewed applicability of restriction. Determination made by the board that this home and present use does not violate CC&Rs. Gary and Pamela to craft letter and run it by Sean for clarity to send to complaining neighbor.

- **Lot 161 Lights on home –** Not allowed per CC&Rs except for holidays. Lights are multicolored. To be followed up. Update: Homeowner has removed the lights.

- **Flags and political signs on lawns –** Not allowed per CC&Rs.

- **Request for Tree to be Planted on Reservoir Dr. –** Lot 217 on SW Volcano. Previously trees were planted on Reservoir Dr and were removed, possibly they died due to weather. The spaces were replaced by rocks and the trees were never replaced. Now homeowner requests tree replacement. Question about whether this is for one tree or more? Only room for 1 tree. Stumps may be present; rocks were placed on top of stump. We would have to remove rock, ground down stump and replant. Could be \$ 600.00 in costs. Will contact Artisan tree works to get costs estimated. Action:

Estimate to be requested. Can a move happen on existing tree? The trees planted 2 years ago seem to not be doing well. Reason may be that new trees are planted too close together. We could move one to empty spot down Res. Dr. Lora to follow up.

- Unkempt yards - Status

Lot 132 home is getting landscaping done now by new owners. The arbor vitae trees are gone.

Letter to owner of lot 32 for lot on CVD is in the mail for weed maintenance

Letter to owner of lot 96 corner of Yew and 36th PI sent for weed maintenance

Letter to owner of lot 75 (empty lot) on CVD for lawn / paint maintenance

- Update: Lot 225 on SW Volcano Ave currently for sale or pending? The dead lawn has never been watered after request. What is the status of this listing? Deschutes Dial shows US Bank is still listed as owner. Need to wait and see if sprinklers get turned on. Per Sean, new owners took possession of house in August. **Status:** Gary to follow up with welcome visit and soft suggestion to turn sprinklers on.

- Lot 51 with incomplete garage repair on 35th PI. Needs to finish garage wall.

- RV trailer parked in 3734 SW Volcano Ave needs Mike to paste notice to move the RV on the street. Has been there over three weeks.

- Reelection of board officers. Question about if anyone wants to move positions within the board. Status: Vote to approve to keep present board. Motion seconded.

Minutes edited 11/20/20

Meeting concluded at

10:44am