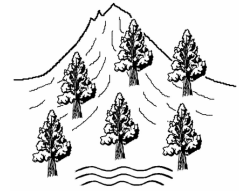


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

05-27-20

Attendees: Gary D. – president, Sean N – VP, Lora O.- Treas., Pamela S. – Sec., Ann S. Member at Large

Not Present: Mike Stadler, Compliance Officer

Old Business:

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

- **B. Voltin Blue House:** Status – Have they kept up to date on fine payment. Last update from Sean indicated a change at end of May. Update from Sean? Status of letter to be sent giving them 30 days to paint – should this still be sent? Property owned by tenant friend of theirs. Lease option purchase which was purchased by owners and June 1 should be bought of house. WE have continued to fine. They have not paid fines. Decision to place lien now. \$944.00 is cost of lien. Send copy of lien to mortgage holder. **Action:** Yes, place lien. Renter moved out; daughter Jennifer is taking house over. We will move forward with lien.

- **Management Company for Compliance Issues:** Ann offered suggestion of compliance duties to be performed by Mountain High Community Management. Should we keep this as an option for further discussion should Mike not work out as Compliance person? **Status:** yes, keep for now in minutes on the chance he does not work out as Compliance person.

- **Running a business from home –** What is status of fines for Abbots? **Status:** as of now they are up to date on paying fines. Suggestion if we might double the fine. Suggestion to file a lawsuit for them to stop business. We would tack on attorney fees as well. **Update:** Apparently this house 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.

- **RV Trailer with no fence. 3749 SW Volcano Ave. Tom and Bobby's house.** Trailer parked not behind fence and considered nuisance to neighbors. **Action:** Gary to go directly to neighbor and instruct to remove trailer. **Status: Resolved**

- **Trailer in back yard on CVD -** Rental house between Sean and Gary. Why can't this be stored in garage? More trailers added. Utility and camping trailers located in backyard are an eyesore from both sides of the home. Proposed that some sort of fencing be installed to disguise. Refer to CC&Rs section 4.13. Sean suggested a fence solution, but 3 trailers are not acceptable. **Action:** Send letter and send to Sean to proof first. CC Libby and send to renter. Include verbiage from CC&Rs. Request that they submit proposal for ARC and that Libby needs to reimburse him if he chooses to install

himself and is still renting. **Status?** Front yard of this home has greatly improved. Deliver a nice letter relating to that. Resolved. **Action:** Letter to Libby to paint house.

- **Ricky Saunders foreclosure.** To be 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. **Status:** **Sean had to leave early.** **Update:** Gary has received a letter from the city. He will communicate the latest to the board via email. **Status?** Foreclosure has been stayed for the time being. Nothing to be done.

- **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 to be sent with color chips so she can decide on the color for repaint and provide them deadline of 30 days

- **Fence at Ricky Saunders 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

New Business

- **Fence on Reservoir Dr.** – Status on completion of the first phase of repair/replace. Staining delayed due to rain, stain to be applied Friday, May 29th. **Update:** First 1/3 of fence Completed. To be revisited again in spring of 2021 for finishing the next section. Many kudos to Lora for shepherding this effort to completion.

- Front Entrance –

a. Grass planting and/or working with Tim Treichler to finish landscaping. **Status:** Lora will work with him. **Update:** Gary and Tim have spoken lately. Garage side area has been cleaned up. Stump area to be cleaned up as well. **Results pending.**

b. Approval to add some red bark to flower bed under our sign, approx. \$50.00 **Status:** Completed.

- Unkempt yards

– 3744 SW Volcano Ave is for sale and the lawn is overgrown and has not been cared for since last occupants were there in the fall. Contact bank to mow? **Update:** there are new owners now and improvements are forthcoming.

- Lambert lot # 108 is beginning to look shaggy – I have contacted her RE agent, and she will communicate with Christine Myers to turn on irrigation and maintain the yard. **Update:** Since house has sold new owners to improve lot.

- The corner lot on Cascade Vista Dr. with all the cars (corvette) also needs to be notified to spruce up the yard and the house paint is needing refreshment. **Update:** Yard has since been improved with landscaping company engaged. Closed.

- **Financials (John):** Update on fines, sanctions, and outstanding homeowner dues. Church usage update. **Update:** Per John the church has not opened the meeting rooms. Will need to ask Ann perhaps if the August board meeting can take place at her home or at Pamela's home outside. Current financial status. All is well. 4 properties have not paid dues as of May. Lambert (sold), US Bank on Volcano (have paid), Livy and Ricky Saunders as usual. Ebner has not paid the fine for past late fees. Can Michael receive all the above information? **Update:** Yes, send him notes as FYI.

- **Compliance Position:** Open position has been filled pending 30-day review. Mike Stadler What is the status of the trailer in his driveway? **Update:** Mike Stadler is new compliance officer and the RV is moved each day from the driveway as his wife uses the RV daily in her professional practice. Updated contract to be signed by Mike as soon as P. Stage gets new one to Gary D. Apologies for the delays.

- **Chicken House** – letter written to Richard Bailey at 3329 SW Wickiup Ct. asking for them to remove the chicken coop. **Status:** Resolved.

- **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.

Meeting concluded at 11:35am.