

Cascade Village Park *Phase 1*

DECEMBER 18, 2024 MEETING MINUTES

Directors Present: Adam Garner (president), Sarah Foo (treasurer)

Directors Not Present: Theresa Chambers (vice president), Rick Palmer (at large), Tiffany Bigger (at large)

UNITS PRESENT: 12-206, 11-205, 10-201, 10-105, 10-103, 10-104, 9-103, 8-207, 5-203

President Garner calls the meeting to begin

Quorum was not achieved so the board approved budget goes into effect. Instead, an informational session was held to discuss the breakdown of the new board approved budget projected for 2025.

Prior to the Dec 18th meeting, the HOA proposed a 20% increase in HOA dues. Majority of the HOA voted to strike down that initial proposal with Theresa, Rick and Tiffany voting against, and Adam and Sarah voting for it to pass. The **second** proposed increase was for a 15% raise which was ultimately passed by a majority vote by Rick, Adam, and Sarah. Tiffany voted against, and Theresa abstained from the vote.

The new budget, **effective January 2025**, was discussed and reviewed. All owners should have received a copy in the mail for personal reference.

President Adam provided a brief overview of our financials and how it is not sustainable at current levels to maintain a net positive operating budget. Because of rapidly rising inflation leading to an increased cost of living in our area, dues have not been raised enough to tackle new maintenance expenses that we have had to additively deal with in recent years.

We have also been paying off a loan that was taken out at First Citizens Bank in the past, by previous board members, in lieu of making owners pay for special assessments and increased dues. Because of that loan we are currently in deficit of - **\$141,004.26**. There is an interest fee of 4.75% associated with this cost that we must pay monthly. Yearly we contribute \$48,000 towards repaying First Citizens Bank, and we should be on track to becoming debt free within a short couple of years.

As stakeholders of the individual properties we own at Cascade Village, the board has a vested interest in paying down this debt, and alleviating the financial burden it will

cost all owners by calling for a monthly increase in dues, as opposed to a costly special assessment fee. Although the risk for a special assessment is still very high, it is estimated in the breakdown that with this new budget, we will have an excess of approximately \$11,270.89 a year to cushion our reserves for extraneous costs to our properties when it comes to repairs and maintenance.

Most of our reserves are set aside for basic amenities such as insurance costs, sewage costs and for garbage disposal. Per our operating balance sheet as of Oct 31 2024, there remains \$14,151.75 in cash to cover any additional costs including repairs and maintenance. For reference, in the month of October alone, we spent \$4,154.22 on the Hemlock tree removal between buildings 5 and 8 per request by our insurer, and \$13,180.85 on mitigation and electrical repair work for a water damaged unit in building 8. For this month of October, the cash reserves were in deficit of -\$3,183.32, not including other costs such as pest control (\$467.08) and pool cleaning (\$250).

According to a recent reserve study provided in the new budget package, it shows that we are severely deficit in being fully funded to the recommended amount for our 65 units. As a result, the board has chosen to cut costs in 2024 by having the gutters cleaned just twice, and forgoing professional landscaping services. Instead, we have hired within our community to clean our pool and for general groundskeeping.

Additionally, in the coming year, we will be focused on creating a routine and preventative maintenance schedule that will include gutter and roof cleaning/repair 4x a year. In time, with these continued measures, we will be able to catch small leaks before they create costly damage to our units. With the new budget, we will also be able to allocate funds towards landscaping with general upkeep (disposing of litter on our grounds and preventing squatting along the fence bordering W Casino), and potentially, window cleaning to help improve curb appeal.

Since it was brought to our attention that our insurance company, Arden, would no longer insure us if we did not fix the sidewalk between buildings 5 and 8, the board unanimously ratified a vote to grant approval to Davey to cut down the offending Hemlock tree. Economy Asphalt was later contracted in December to repair the concrete sidewalk lifted by the roots of the tree. As we proceed with the new budget, other trees will be monitored to ensure that we are able to prevent similar events from happening in the future. If we were to lose our insurance policy, which has happened twice in past HOA terms, all liabilities and damages to the unit will fall on the responsibility of the homeowner. Common areas will fall on the shared debt pool inclusive of all owners in each of our 65 properties.

UPDATES since our last few meetings:

1. Three new board positions are open this year. Please send your submissions to Stan if you are interested in joining the board of directors. Vice President Chambers, Director Palmer, and Director Bigger will each finish their two-year term in 2025.
2. President Garner discussed policy direction that he intends to bring to vote.
Proposal: Replacing a parking pass is contingent on a garage inspection.
 - a. The board has received reports of squatters that inhabit garages and will investigate that owners are following the revised house rules of 2008.
Due to limited parking please ensure that garages are used for their intended purpose of parking your car.
3. Cascade Village Phase II will have their towing privileges revoked from CVP1 parking spaces.
4. To comply with federal FinCEN anti-fraud law for small businesses or non-profits such as HOAs, the board has entrusted Port Gardner to file these annual corporations renewal reports. \$400 for the initial filing was paid to Port Gardner and \$75 will be required for each subsequent change to the filing.

TALKING POINTS for follow-up for the next meeting:

1. Try and reduce our phone bill for the Emergency 911 line in our pool area.
Current cost: \$1,075 per year.
2. Replace/fix outdoor lighting issue at Building 8. Do the lightbulbs need to be replaced outside the garage?
3. Possible bird infestation issue in chimney at 10-104
4. Repaint Cascade Village sign at the corner of 18th Ave and W Casino with better coordinating colors and to possibly install a spotlight to help visibility at night.
All contractor offer's welcome!
5. Follow up on reports of rotting wood and siding around the complex
6. Follow up on installing slow down signs on 18th Ave to improve safety and reduce dangerous speeding.
Contact: BEN JONES at Everett Traffic Engineering. **Phone:** 425-257-8821. **Case number:** 7198956. Raise awareness within the neighborhood.