

# CASCADE VILLAGE PHASE I

## OCTOBER 27TH, 2025

### HOA MEETING MINUTES

HOA MEMBERS PRESENT: Adam Garner (president), Rick Palmer (at large), Sarah Foo (treasurer)

NOT PRESENT: Theresa Chambers (VP). Tiffany Bigger (at large)

UNITS PRESENT: 10-105, 10-103, 5-101, 2-202

*President Garner calls the meeting to begin.*

**On this meeting of OCTOBER 27TH, 2025** President Garner, Sarah Foo (Treasurer), and Rick Palmer (at large) held quorum of this month's meeting as majority of the board members were present. We welcomed some new attendees from unit 2-202 to their first CV1 meeting who came as well. Copies of last meetings minutes were reviewed and approved.

A new budget for fiscal year 2026/2027 was discussed and will be passed in the upcoming November meeting.

#### Actions taken since the last meeting held on September 29th, 2025:

1. The board, after some careful deliberation, decided to fine one of our renters in Building 2. The tenant was given warnings and a 2-week grace period to resolve an outstanding litter pickup request that was ignored.  
Disposing of personal trash, in this case, cigarette butts, on our community grounds, is UNACCEPTABLE and DISRESPECTFUL to neighbors and avoidable. Do not park in front of dumpsters, fire lanes, or the garages of other units.
  - o A fine of \$200 was given to the unit in question for violating both offenses
  - o Subsequent parking violations will result in vehicles being towed at the expense of the owner

2. Slow down signs were installed at both ends of 18<sup>th</sup> Ave W. One by Building 2 facing Casino Rd. And the other one by Building 11, facing Centerpointe Apartments since the start of the new school year. Varying levels of effectiveness have been reported. The city is still unable to fulfil our speedbump request due to a lack of funding.
3. An owner in Building 12 reported a frequent smell of gasoline coming from a shared wall with their neighbor in the bathroom. The accused neighbor is currently under surveillance as this poses a major fire hazard risk. Board member Rick Palmer (at large) will be contacting the fire department to ensure that these occurrences are recorded and up to code.

Owners and tenants are advised to cap all gas containers and avoid working on multiple vehicles in their garages. This type of activity violates section 13.10 of our CC&Rs, and section 10.03, citing that offensive disturbances to other residents, and for-profit businesses are strictly not allowed.

4. The same complainant in Building 12 advised the board that they have recently developed a rodent problem. Our pest control vendor (Eagle) will be paying a visit to the unit to hopefully take care of their concerns.

Please be advised that the HOA spends approximately \$4,000 per year to combat our rodent problem. Former President Dewey and current member Rick Palmer have been diligently patrolling the dumpsters and cleaning around/under them when they can. HOWEVER, they do not get paid for this work and it is the responsibility of every resident of CV1 to contribute to keeping our shared space clean and therefore rodent free.

- LARGE FURNITURE AND APPLIANCES ARE NOT ALLOWED IN THE DUMPSTER AREA.
- PLEASE, DO NOT OVERSTUFF THE BINS AS OVERFILLED DUMPSTERS WILL SPILL OVER AND ATTRACT RODENTS.

Lights have been installed to combat overnight dumping from other complexes. This is currently working well for the dumpster shared by Buildings 10 & 12.

5. President Adam has contacted Rubatino about the recent poor service we have received from their garbagemen. Some of our garbage cans have been dented after being emptied and put back facing the wrong direction, blocking access to our recyclables. Rubatino has promised to communicate the message to their drivers, and the board will continue to monitor if corrective action has been enforced.

## Talking points:

1. Unfinished Business: President Adam will contact a free tree transplant service to see if any of the trees damaging our property/sidewalks are eligible for removal by NurseryTrees of Snohomish.
2. A realignment of the vinyl fence by Building 2 will be serviced by CheapHandyman for repair. They have been advised to be mindful of the work they do and to preserve the life of the tree causing the damage.

It is noted that this vendor has been rude to our residents in the past, and that going forward, this behavior **will not** be tolerated.

3. The board has allocated \$26,000 of the maintenance budget for stairway repair at units 12-207, 10-206, and 10-201. 10-205 will have their repair deferred by 6 months.
4. The preliminary budget was reviewed and discussed. Quorum of the board approved a 10% dues increase to guarantee enough funding, and to avoid calling for a special assessment in the near future. With this pending increase, no further increases will be under consideration until July 1<sup>st</sup> of fiscal year 2027. Another alternative was discussed to raise dues 5% by year end, only to raise another 5% on July 1<sup>st</sup>, 2026 for the beginning of our new fiscal period. This was voted against by President Garner, Rick Palmer (at large) and Sarah Foo (Treasurer).

The board, in practicing financial discipline and due diligence for all owners and residents of CV1, hopes to ultimately build a reserve fund of roughly 25% of our entire operating budget. Creating a pathway for CV1 to become fully funded in the future.

With the increase, the repair budget will subsequently increase, and more gutter cleanings can be afforded on a yearly basis.

Stan, CV1's property manager, will be advised to look into installing leaf/gutter guards to increase the longevity of the roofs around the complex.

5. We have a new board member! Erica Gerber will be appointed as a new member as Tiffany Bigger steps down. The motion was passed by President Adam Garner and seconded by Sarah Foo (treasurer) and Rick Palmer (at large).

## Owners Comments:

- Rainwater has been leaking into the kitchen garden window of Unit 2-202
  - President Garner authorized use of the repair budget to prevent the spread of impending structural damage.
- Who should maintain the dumpsters?
  - The groundskeeping budget does not include this routine maintenance
  - Ideally all residents should be held accountable for the trash they create and schedule pickups/haul large appliances to applicable dumping sites
    - If there are enough volunteers, we can create a committee of passionate folks who have a shared interest in keeping our community clean

**NEXT MEETING** we will be presenting the final budget proposal for fiscal year 2026/2027 and appointing new board member: Erica Gerber!