

# CASCADE VILLAGE PHASE I

## HOA AUGUST 6TH, 2025 MEETING MINUTES

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

NOT PRESENT: Theresa Chambers (vice president), Tiffany Bigger (at large)

UNITS PRESENT: 12-104, 10-105, 10-103, 8-207, 5-203, 5-101

President Garner calls the meeting to begin.

**On this meeting of August 6, 2025** President Garner discussed the book value of our current financials and how we ended up at a reserve total of \$37,602.59. **Thank you to all owners for absorbing the 15% dues increase that was voted for at last Decembers meeting by President Garner, Rick Palmer (at large) and Sarah Foo (Treasurer).** And special thanks to the frugal attitude President Garner maintained throughout his current term to preserve capital. According to our estimates, if we continue at our current pace, our loan with First Citizens Bank will be paid off in a little under 3 years' time and free up capital to proceed with planned repairs around the complex.

In our bid to provide transparency, owners are welcome to request a copy of our financials from Cascade Village Phase I Property Manager Stan Kuligoski: [Stan@portgardnermgmt.com](mailto:Stan@portgardnermgmt.com).

Please note that the board, and Port Gardner Management, in the best interest of owners, has waived the right to call for a special assessment in these tough, inflationary financial times for an upwards to \$18,500 per household.

### **Steps have been taken to reduce spending:**

- Cascade Village Phase 1 currently has no landscaping schedule. Our part-time groundskeeper, Cole, is available to take requests and to diligently work on your concerns
- Window cleaning has been deferred until further notice by a unanimous vote from the board. The item line for it will be removed from the budget
- The emergency 911 phone line in the pool area is a standard fee and is unable to be reduced. Current cost: \$1,075 per year
- Setting aside 10% per month from hoa dues to build up our reserves

## Talking points:

1. Yearly garage checks will be restarted again for the first time since Covid. The same rule is enforced whenever a parking pass needs to be replaced
2. Parking lots will be patrolled. Warnings or fines will be given out to cars with no parking pass or parked in fire lanes
3. The City of Everett was called regarding installing speed signs or speed bumps funded by the city. They currently do not provide this service.
4. Line by line review of total liabilities and equity of our most recent July 2025 financial report
  - Discussed the consequences of not being fully refunded. Large repairs will inevitably lead to special assessments. Reserve money is only to be budgeted in expectation of future repairs, and not spent frivolously
5. Safety concerns raised about large gap in sidewalk in front of 5-101 from old tree root. Rick Palmer (at large) volunteered to help with repairs
6. Currently, 2 gutter cleanings a year costs \$4,700 for the entire complex. Spoke of obtaining quotes for gutter guards/leaf guards to potentially minimize the future costs of this service. Spoke of deferrals
7. President Garner, on the recommendation of the Treasurer, raises groundskeeping budget from approximately \$300 to \$500 for months of July, August, September
8. Next planned major cost: mandatory pool cover recommended by Arden, our insurer
  - Discussed renting out the community pool as a valuable resource to generate income. Vrbo, AirBnB
9. Tree roots at 2-101 are raising and damaging the vinyl fencing we have. Spoke about replacing with metal barred fence to deter vandalism. Will follow up at a later date for repair

## Owners Comments:

- ❖ Some residents are concerned about off-leash dog walking. Please leash all dogs when walking outside to reduce the chance for altercations.
  - **FINE: \$250** for unleashed pets

**NEXT MEETING** we will be conducting elections for new board members as we reach the end of term for Teresea Chambers (VP), Tiffany Bigger (at large) and Rick Palmer (at large). The budget will be finalized at this meeting with a newly adjusted inflation rate of 5% due to the increase in pricing from our vendors.

## **Updates:**

1. Special thanks to Rick Palmer (at large) for volunteering to be in charge to provide a temporary repair to the concrete sidewalk between buildings 5 and 8. Fixed the safety concern in front of 5-101
2. Repair of damaged stairway at 8-207 voted for approval by Theresa Chambers (VP), Rick Palmer (at large), Sarah Foo (treasurer). President Garner voted against and Tiffany Bigger (at large) abstained from voting for a \$4,500 quote for repair by cheap handyman. Vote finalized on Aug 19<sup>th</sup>, 2025
3. No speeding signs will be donated by the board for safety concerns on 18<sup>th</sup> Ave W