

Cascade Village Park Phase 1 COA Meeting Minutes

March 30, 2026

Meeting Information

- **Board Members Present:** Adam Garner, Rick Palmer, Teresa Chambers, Sarah Foo, Erica Gerber
- **Homeowners Present:** None

Homeowner Forum Policy

Beginning with this meeting, homeowner comments will be held at the start of the meeting for a minimum of 15 minutes. If attendance is high, comments may be time-limited (e.g., up to 30 seconds per speaker) to ensure all attendees have an opportunity to participate.

Motions & Votes

The Board approved, unanimously, a motion to strike an invalid statement from the prior meeting's minutes.

Financial / Reserves

The Board discussed that some new homebuyers may rely on FHA loans. The Board noted that if reserve levels do not meet the applicable threshold (discussed as a target of 20% of the operating budget), the community's FHA eligibility may be impacted, which could limit financing options for prospective buyers.

Homeowner Forum

Vinyl Fence (Casino Road)

- **Report:** An owner from Building 2 emailed Stan (read aloud at the meeting) reporting issues with the vinyl fence along Casino Road. Trees have blown into the fence, and

individuals in the area have pushed on the fence, causing sections to detach from posts.

- **Decision:** The Board unanimously agreed to have a handyman repair the fence by epoxying the L-shaped brackets at post connections. The Board discussed that drilling into vinyl is not preferred because vinyl flexing can cause screws to fail over time.

Roof Maintenance (Moss Removal)

- **Bids reviewed:** \$26,000 to power-wash the roofs from Cheap Handyman; \$6,000 from Hydro Flex Pressure Pros.
- **Decision:** The Board unanimously voted against power washing due to concerns about potential water intrusion and shingle damage.
- **Next steps:** The Board will investigate roof history, warranty status and terms, and coordinate with property manager Stan to confirm gutter-cleaning frequency and whether anti-moss treatment should be applied on a regular schedule and/or at each gutter cleaning.

Unit 2-202 — Garden Window Water Damage

- **Background:** A garden window at Unit 2-202 was previously reported as having water damage.
- **Estimate:** McLeod Construction provided an estimate of approximately \$9,000 to replace the window and repair associated damage.
- **Next step:** The Board will follow up with the owner to discuss potentially more affordable options.

Property Maintenance & Projects

- **Spending to date:** Approximately \$14,000 on repairs in the first two months of the year.
- **Decision:** The Board discussed deferring major repairs until reserve levels reach \$70,000.
- **Groundskeeping documentation:** The Groundskeeping Committee documented exterior damage with photos and organized items by building; Buildings 11, 12, 10, 9, 8, 5, and 2 all were identified as having major areas needing attention.
- **Next step:** Prioritization of these repairs will be on the agenda this year.

- The Board also discussed applying a hydrophobic repellent to more compromised exterior areas.

Pest / Termite Mitigation

- The pest control contractor observed potential small, concentrated areas of termite activity.
- The Board discussed steps to mitigate further damage, including treating exterior areas with termite repellent.

Sidewalk Lift — Building 11 (Maple Tree)

Erica reported productive discussions with the property management at Centre Pointe Greens about collaborating on a solution for the maple tree raising the sidewalk by Building 11.

Other Discussion Items

- Groundskeeper (Coles) compensation
- Potential EV charging additions and whether existing electrical capacity can support requirements
- Contacting code enforcement regarding cleanup of excessive graffiti
- Possible rescheduling of the Memorial Day weekend HOA meeting