

CASCADE VILLAGE PHASE I HOA

SEPTEMBER 29TH, 2025

MEETING MINUTES

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

NOT PRESENT: Tiffany Bigger (at large). Tiffany's seat is now open to all applicants

UNITS PRESENT: 11-102, 10-206, 10-105, 10-103, 5-101

President Garner calls the meeting to begin.

On this meeting of SEPTEMBER 29TH, 2025 President Garner along with Theresa Chambers (VP), Rick Palmer (at large), and Sarah Foo (Treasurer) vote to change the time of HOA meetings from September 29th onward to 6PM from 7PM in an interest to be more accommodating to attendees' schedules. We noted that the meeting may be invalid as quorum may not be reached by 7pm. However, since the meeting was extended to 7:30pm, and one owner showed up to the scheduled time, she was informed of all discussion topics and decided to keep the session valid.

Updates since the last meeting held on August 6, 2025:

1. Tree roots are causing stress and warping the bottom of the fence in front of building 2 along 18th Ave. The board is still looking but has not found an affordable option to repair the vinyl fence as of yet.
2. Special thanks to Rick Palmer for repairing the raised portion of the sidewalk in front of building 5. **Resolving one of our major safety concerns!**
3. The parking lot in the shared space between building 2 and 5 will be frequently patrolled. Owners should be advised to avoid parking their vehicles in front of other owners' garages and tow away zones.

Talking points:

1. The fence in front of building 2 will require consistent maintenance as a homeless person seems to have taken up residence from time to time. Unfortunately, they also tend to leave and create a lot of garbage for our residents to clean up. Stan was notified of this issue and suggested we hire cheap handyman to pick up the litter for \$500 a month. The suggestion was unanimously shot down as cheap handyman would only be responsible for litter and no other debris cleanup (leaves, tree limbs).
 - As a result, the board was in unanimous agreement to increase the cleanup budget from \$300 to \$500 monthly to help groundkeeper Cole take on more hours to spend on fence cleaning duty
 - Continued deferral of hiring a professional landscape service in a bid to save funds for necessary repairs instead
2. Theresa Chambers (VP), Sarah Foo (Treasurer), Rick Palmer (at large) unanimously voted to use the maintenance budget on stair repairs. The board will decide the order for repairs, from most pressing to least when allocating funds for the repairs.

In keeping with our continued goal of fiscal responsibility, 20% of our yearly budget for repair jobs will be to set aside in preparation for unforeseeable events/damage.

 - President Garner will contact Stan to look for alternatives to wood staircases for savings on future repairs. Cement/concrete stairs might be more cost effective in the long run
3. All board members were in unanimous agreement to hold off on arborist trimming and pruning until outreach to the Snohomish tree removal and transplant service is made. This service may help us remove trees that are causing damage to our property at no cost and find homes for them elsewhere in the county. Total deferred at this time: approx. \$6,000.
4. The preliminary budget proposal will be announced at the October HOA meeting, with the formal proposal taking place in November. Elections for available HOA seats: Vice President, and (2) At Large positions will be held on the same day as the formal budget meeting in November.
 - On these days we will incorporate a proposal with a 5% increase in dues to make sure CVI can be fully funded for future imminent repairs (roofs, concrete driveway re-pavements)

Owners Comments:

- Ideas to increase security around fence along W Casino RD and Building 2.
 - **How?** Installing motion sensor cameras and lights, planting more native plants that are natural deterrents like stinging nettles and thorny bushes

NEXT MEETING we will be presenting a preliminary proposal for next years' 2026 budget. The board will also be accepting submissions for HOA nominations and self-nominations.