



Cascades Residential Owner's Association
Board of Directors Meeting Notice | Open Session
January 31, 2024 | 5:30 PM

Location: 135 MARBLE CANYON DRIVE

Or

Join Zoom Meeting

<https://us06web.zoom.us/j/2289359058>

Meeting ID: 228 935 9058

One tap mobile

+16694449171

OPEN SESSION AGENDA

- I. **CALL TO ORDER** - 5:30 PM Craig Mcintosh, Jonna Buer, Richard Loomer, Sara Tabrizi, Teresa Isom and Mary Jane Alonso via Zoom
HO: Mike, Juan Perez, Carol
- II. **OPEN FORUM**
 - a. As provided for in the "Open Meeting Act", members may observe the meeting, but do not have the right to participate in the Board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If an attendee becomes disruptive, he or she may be expelled from the meeting and/or fined (<http://www.davis-stirling.com>). If necessary, before or after the Open Meeting, the Board of Directors may convene into Executive Session to discuss delinquencies and violations related to Owners and any legal matters that may be discussed under Civil Code 4925 (a)-(b) of the Davis-Stirling Act.
 - A. Juan Perez – One of the trees was removed from the past year – he is asking if there's any option to replace it. VP mentioned it could be replaced but with decorative trees only and not a big or shade tree.
 - B. Carol Achy of 100 Lost Lake – Raised Delinquent fee concerns and minutes being abbreviated.
 - C. Homeowner raised a question regarding the cameras and the Board President explained that it is not financially feasible.
 - D. Community dumpster day is temporarily suspended due to open inquiries.
- III. **APPROVAL OF MINUTES** – A motion was made and second to approve minutes as presented (C. Mcintosh (M); R. Loomer (S); Unanimously).
- IV. **FINANCIAL REPORT**
 - a. Financials – The Board reviewed the reports and discussed the AT&T Bill, Legal Fees and Landscaping repairs.
 - b. CD Update – Renewed at the higher rate per Richard Loomer.



V. ANNUAL CALENDAR

- a. Reserve Project Review for 2024 – Reviewed: There are no reserve study projects scheduled for 2024 except for NorCal Tree Management Services. Fencing will be deferred when feasible while waiting for prices to come down. Next Reserve Study is scheduled for 2026 with no updates for this year or next year.

VI. COMMITTEE REPORTS

- a. Landscape Committee
 - Dominguez Landscaping will provide an estimate for fencing to see if their prices are more competitive.
 - Landscape Chair to review tree replacement options as discussed in the open forum.
 - Landscape Chair explained that it is a slow season due to rain and wet grounds.
- b. Entertainment Committee – N/A

VII. OLD BUSINESS

- a. We received notice of a claim regarding a bicycle that had an accident on the City of Folsom’s property. Management informed the suing party that this is not our property and waiting for this matter to be resolved.

VIII. NEW BUSINESS – N/A

IX.

X. ANNOUNCENMENT OF NEXT MEETING – TBD

XI. ADJOURNMENT - 6:12 PM

- a. The Board may convene before or after the open session meeting to discuss legal issues, contracts, violations, disciplinary hearings, delinquencies.