

# CASCADES RESIDENTIAL OWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

April 7, 2021 – 6:30 pm

102 Cool Springs and via Zoom

**Directors Present:** Craig McIntosh, Bob Gregory, Richard Loomer,  
Sara Tabrizi  
**Management Present:** Leesa Dupree  
**Members Present:** 5 homeowners

### MINUTES

1. CONVENE – 6:35 PM
2. APPROVAL OF MINUTES – Open and Executive sessions held January 27, 2021 – M/S/C to approve minutes as presented
3. TREASURER REPORT – M/S/C to approve February and March 2021 financials accepted as presented by Craig McIntosh
  - Total Cash: Approx \$410K
  - Reserves Approx \$400K
  - Expenses: \$8K over budget
    - \$9K tree trimming – annual expense budgeted monthly
4. LANDSCAPE COMMITTEE:
  - Upgraded irrigation system, repaired several sprinklers; completed today
  - Tree trimming and major trimming of woody shrubs underway
5. ARCHITECTURAL COMMITTEE:
  - Craig will work with Josh to send homeowner letter re house painting.
6. NEW BUSINESS
  - Plan to put two dumpsters near guest parking in back; one dumpster near Jonna's unit
  - Asphalt: Craig has three bids for asphalt sealing, overlay, and painting. Board will consider in executive session.
7. HOMEOWNER DISCUSSION –
  - Member asked, what happens to the gates during a power outage. Answer: gates automatically open when power goes out, then automatically close when power is restored. Verified in recent outage.
  - Member reported many residents drive too quickly, a danger especially to children who play in the street. Should speed bumps be added? Current speed bumps near gate are generally ignored. Suggestion that members report speeders to Board member; offender will be sent a warning letter. Multiple violations could trigger a fine.

8. ADJOURN TO EXECUTIVE SESSION – 7:15 PM

- Action item for Leesa Dupree: check last three months' management charges; reverse any charges based on Silvercreek contract standards, not Michael & Sons contract standards.
- Board wants to receive board meeting packets in hard copy format, mailed a week before Board meeting.