

CASCADES RESIDENTIAL OWNERS ASSOCIATION

General Board Meeting 5/30/2018

President Craig McIntosh convened the general meeting at 5:30 p.m.

Bob Gregory motioned to approve the minutes of the 4/11/2018 meeting as written. Jonna Buer seconds. Motion passed unanimously.

Board Members Present: Craig McIntosh, Bob Gregory, Kathi Muto-Brownell, Jonna Buer.

Homeowners: One homeowner in attendance.

Architectural Committee:

- Jonna Buer gave report.
- Landscaping at 105 Marble Canyon is complete. Owner adding two Japanese maples at their own expense.
- Expect some requests from owners remodeling their kitchens to remove one window to build pass-through and move pantry. Window in question not visible from street.
- Some homeowners also requesting to remove plant shelf, which is susceptible to dry rot.
- Metal on some outdoor lamps has faded. Don't need to replace; can be spray painted, Rustoleum "Oil Rubbed Bronze" color. Shield the glass with a 99 Cent Store plastic cutting board. Recommend finding handyman to cut shielding templates and spray paint all lamps. Put this on next meeting agenda.

Landscape Committee:

- Bob Gregory gave report.
- Spring plant replacement completed; no owner complaints received.
- Center island is all sun, a challenge to keep plants healthy. Plan is to replant seasonally, 3x/year, at the island ends.
- Jonna is walking property with Jay Michael on June 4.

Treasurer Report:

- Total Cash on Hand: \$363,945.95
- Administrative Expenses: \$3,568.10 over budget YTD
- Facilities: \$2,891.03 over budget YTD. \$1.4K gate repair paid in April
- Landscape: \$7,510.90 over budget YTD. Tree pruning \$12.7K paid in April. Total year budget for tree care is \$10K.
- Utilities: \$1,577.59 over budget YTD
- Total Expenses: \$15,607.20 over budget YTD

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New Business:

- *Entryway Callbox*
 - The current call box is over 20 years old. Could replace w/latest technology and build an arched brick cover that would match entry gate design.
 - Each owner would have a unique entry code
 - Camera would record those entering
 - Aid in investigations of burglaries
 - Open houses would no longer need to leave gate open; instead, realtor gives temp entry code
 - Gate codes get passed around by vendors, no real security. Sees limited increase in security with new system. Cascades doesn't have crime problem.
 - To put in a brick cover will mean moving box, which means moving electrical connections. How expensive?
 - Homeowner supports replacing callbox, wants brick arched cover.
- *Possible Dog Restraints*
 - Two ways to impose dog restraints – CC&R amendment, or new rule. Both take time. CC&R amendment could ban named breeds. Owners currently possessing a banned breed of dog could be grandfathered in. New rule could probably only require dogs to be on leash. In any case, HOA has no liability for dog attacks.
 - Homeowner proposed including an article on CC&R amendment process in next newsletter.

Homeowner Discussion:

- Question about when the next community dumpster would come. City of Folsom allows each homeowner four free pickups/year. Better to allow owners to take care of major disposals individually than have one community wide dumpster event.
- Several owners have fence problems not fixed in recent repair/paint job. Jay and Jonna will catalog these in property walk June 4.
- Question about a commercial vehicle parked in new owner's driveway. It is believed this van belongs to new owner's decorator; not owner's personal business vehicle.

Meeting adjourned at 7:04 PM. No Executive Session.