**Cascade Meadows**

**BOARD OF DIRECTORS**

**MEETING MINUTES**

4/28/2022 7:00 PM

1. CALL TO ORDER
   1. Mike Davis called the Board meeting to order at 7:07 PM via Google Meet.

A quorum was present.

1. ROLL CALL
   1. Board Members Present:
      * Mike Davis
      * Patrick Smith
   2. Others Present: (Managers/Employees)
      * Shelby Jackson
   3. Approximate number of Homeowners in attendance: Rick Lucas, Kathy Ellis, Matt Menlove, Don Taylor, Jennifer Mangum, Ben Marsden
   4. Proxy Information  
      Unable to attend Proxy

David Ab Jenkins Patrick Smith

Paula Jenkins Kathy Ellis

James Preston

HOMEOWNERS FORUM

* 1. Homeowner forum was held from 7:11 PM until 7:20 PM
  2. Homeowners spoke concerning agenda and non-agenda items.

Homeowners would like to have access to reports and financials so they can be really well informed as a community.

Please make sure to submit forms for any architectural projects to the architectural committee for approval

1. APPROVAL OF MINUTES
   1. Approved prior meeting minutes from 6/1/19
2. COMMITTEE
   1. Kathy to form committee to head CC&R’s and establish whether they are pertinent to Cascade Meadows Community. Solar panels for example – some homeowners would like them, but they are restricted.
3. FINANCIAL REPORT

Balance Sheet as of 4/27/28

Operating $ 22,483.00

Reserves $ 22,483.00

Delinquencies $ 0

Delinquency Report

No delinquencies. Thank you for making payments on time!

1. MANAGEMENT REPORT

Discuss due amount and what the reserves would look like with the $115 & $130 amounts.

Dues will remain at $115 for May and June and will increase to $130 starting July.

As reserves grow we will look at options to get a better return on interest.

1. UNFINISHED BUSINESS

Add mulch around picnic table

Fertilizer & spray for weeds over next few weeks

1. NEW BUSINESS
   1. New Management Company – JMG
   2. Reserve plan & HOA Dues - $115 for a few months and then jump to $130
   3. Replacement Board Member for Ab Jenkins – Ben Marsden volunteered to fill in until the position is up early next year. All member positions will be up next year.
   4. Water Retention Areas – Sod vs. Seed – Seed areas. It may take a few years to come through.
   5. Install Community Pool – preserve water
   6. Community address book – Shelby will send out email with the information and homeowners can update as necessary.
2. NEXT MEETING DATE
   1. The next Board meeting is scheduled for 4/27/2023 7:00 PM location TBD
3. ADJOURNMENT
   1. There being no further business the meeting was adjourned at 4/28/2022 7:59 PM.