**Homeowners Association Meeting Minutes: Cascade Meadows**

**Date:** May 7, 2024

**Time:** 7:00 PM

**Location:** Virtual Meeting via Zoom

**Attendees:** Shelby Jackson, Kathy Ellis, Andrew Nygren, Tom Banta, Ab Jenkins, Jenn Whaley, Don Taylor, Kevin Dempsey, Max Burgess, and Patrick Smith (Proxy).

**1. Opening Remarks**

* Shelby Jackson confirmed the quorum and summarized the agenda.

**2. Election and Board Changes**

* **Shelby Jackson** announced the unanimous election of **Tom Banta** and the departure of Michael Davis from the board.
* Discussion on the process for nominating new board members, terms and quarterly board meetings.

**3. Financial Report & Budget Overview**

* Shelby Jackson reviewed financial reports and budget to actuals from 2023, emphasizing the impact of increased snow removal costs.
* Shelby Jackson also reviewed the proposed budget, Reserve snapshot and YTD performance.
* Discussion on budgets and prior vote to initiate an increase in dues starting January 2024 followed by an 8% increase annually. \*\*See special meeting 11/9/23 for more information\*\*

**4. Contractor Performance and Management Report**

* Review of snow removal and landscaping services by **Pierce Enterprise** and **Curtis Lawn Services**.
* Discussion led by **Kathy Ellis** and **Ab Jenkins** on the responsiveness of current contractors to feedback and issues.

**5. Pest Control Initiatives**

* Presentation of bids for controlling pocket gophers.
* Decision to solicit additional bids before finalizing a contractor.

**6. Road and Path Maintenance**

* Extensive discussion on the condition of roads and paths, led by **Andrew Nygren**.
* Plans to review reserve study and capital expenditures to prioritize future maintenance, repairs, and replacement.

**7. Community Use of Common Areas**

* Debate on policies for the community’s use of common areas for sports practices.
* Discussion on potential scheduling, liability waivers, and maintenance concerns related to community activities.
* Discussion around lowering neighborhood speed limit

**8. Legal Concerns**

* Discussion on putting signage back by playground to protect the community against potential liabilities.

**9. Closing Remarks and Next Steps**

* **Shelby Jackson** discussed the importance of community involvement and regular communication.
* Setting the next annual meeting date for April 24, 2025.

**Action Items:**

* **Shelby Jackson** to distribute updated financial reports & meeting minutes.
* **Kathy Ellis** to lead additional pest control contractor evaluations.
* Establish a committee to draft property rules and regulations regarding speed limit, sports practices in common areas, and other community specific rules.

**Adjourned:** 9:00 PM