

Meeting of the Board of Directors Minutes

Date: October 11, 2018
Time: 7:00 pm
Location: Cascades Library

Board Members Present

Beth Baker
KC Holland
Steve Honard
Lea Nigon
Paul Southwick
Orest Swystun

Orest Swystun, President, called the meeting to order at 6:58 pm.

The presence of a quorum was established.

Approval of Agenda: A motion to approve the agenda was seconded and passed.

Architectural Review Committee Hearings for Violations and review of current violations:

At 7:02 Lea Nigon made a motion to go into executive session, seconded by Steve Honard, and passed unanimously for the purpose of conducting violation hearings and addressing current violations.

At 7:55 a motion to return to regular session was made, seconded and passed unanimously.

Regarding Hearing for Violation Case #90180-05: Lea Nigon moved that the Board of Directors dismiss the requests to clean the house foundation and to repair/replace dented garage doors as indicated in the violation notices dated 6/15/2018 and 8/19/2018, as the violations have been deemed cured. Orest Swystun seconded the motion, which carried unanimously. In addition, however, Lea Nigon moved to give the owner 60 additional days to replace mismatched roof shingles with ones that match the roof color, as indicated in the violation notices dated 6/15/2018 and 8/19/2018. Orest Swystun seconded the motion, which carried unanimously. The owner was present.

Regarding Hearing for Violation Case #90219-01: Lea Nigon moved that the Board of Directors give the owner until November 1, 2018 to paint the garage door trim as indicated in the violation notices dated 6/15/2018 and 8/19/2018, as the violation has been deemed not cured. If not cured by the 11/1/2018 deadline, monetary charges of \$10 per day up to 90 days will be assessed. Paul Southwick seconded the motion, which carried unanimously. The owner was not present.

Regarding Hearing for Violation Case #90341-01: Lea Nigon moved that the Board of Directors give the owner until November 1, 2018 to paint gable vent as indicated in the violation notices dated 6/15/2018 and 8/19/2018, as the violation has been deemed not cured. If not cured by the 11/1/2018 deadline, monetary charges of \$10 per day up to 90 days will be assessed. Paul Southwick seconded the motion, which carried unanimously. The owner was not present.

Immediately subsequent to this decision, it came to the Board's attention that the letters may have never reached the owner due to a clerical error. Thus, Lea Nigon moved via e-vote that the Board of Directors

dismiss the violation on technical grounds. Paul Southwick seconded the motion, which passed. Owner will be advised that this case has been dismissed but that the Association reserves the right to re-issue the violation at a later date if the problem stands uncorrected.

Regarding Hearing for Violation Case #90343-01: Lea Nigon moved that the Board of Directors inspect the property one more time and if the consensus of the Board is that the owner needs to further clean the trim of the front windows (as indicated in the violation notices dated 6/15/2018 and 8/19/2018), the owner will be given 30 additional days to cure the violation. If not cured by the 30-day deadline, monetary charges of \$10 per day up to 90 days will be assessed. Steve Honard seconded the motion which carried unanimously. The owner was present.

Regarding current violations no action was taken.

Approval of Minutes: A motion to approve the September 13, 2018 Board of Directors Meeting Minutes was seconded and passed.

Officer Reports:

- **President (Orest Swystun):** No report.
- **Vice President (Paul Southwick):** No report.
- **Secretary (Beth Baker):**
 - **Annual Meeting:** The secretary presented drafts of the annual meeting announcement and proxies. She will adjust the font of the meeting place so as to emphasize the change from the usual location. Although there are four openings in the board, only three candidates have volunteered. Any additions to the list should be made before October 18th, the planned mailing date.
- **Treasurer (Debbie Voloshin):** Not present
 - **Financial Update:** Total Assets are \$91,499.
 - **2017 Audit:** The treasurer has received communication regarding this and will review it for the next meeting.
 - **Reimbursement Requests:** A motion was made by KC Holland, seconded by Steve Honard, and passed to approve reimbursement of the following expense: \$26.80 to Lea Nigon for postage.
 - **2019 Budget and Assessment:** The treasurer will prepare a budget for the board to review at the next monthly meeting.

Members' Open Forum: The board conducted an open forum for members of the community.

Committee Reports:

- **Social Activities (Chair: Zeleste Henry):** Not present, but presented a report. Chair will send out postcard reminders and purchase all candy and refreshments. Steve Honard will place the community announcement sign at the entrance at least three days before the Halloween parade. He and Orest Swystun will help Zeleste Henry with setting up and taking down the refreshment table and with parade logistics.

- **Common Grounds (Chair: Steve Honard):**
 - The contractor hired to repair and abate serious erosion on the path is waiting for the ground to dry before attempting to work on it.
- **Architectural Review (Chair: Lea Nigon):**
 - **ARC applications:** Applications #18-25 to #18-28 were approved by the ARC committee in the past month.
- **Newsletter:** No report.

Unfinished Business:

- **Resolution 18-01:** After discussion and amending of one sentence the board passed Resolution 18-01 (Solar Energy Collection Device Standards and Guidelines).
- **Review of/changes to Standard Record Report:** Discussion tabled.
- **Resolution 12-1 Update:** Discussion tabled.

New Business:

- The board elected not to take a stand on an environmental concern voiced by a homeowner, but advised that the homeowner might voice it on the listserv. Orest Swystun will follow up with the homeowner.

A motion to adjourn the meeting at 8:45 was seconded and carried.

Respectfully submitted,
Beth Baker, Secretary

Next scheduled meeting: Annual Meeting of the Members, November 8, 2018, 7:00 pm, at Sterling Library, Meeting Room A