

SNOHOMISH CASCADE HOA BOARD MEETING MINUTES

Wednesday, May 20th, after annual meeting- Totem Falls Elementary Library

- I. Call to Order at 7:56pm
- II. Roll Call
 - a. Board- Denae, Rachel and Tom
 - b. Guests- Ken and Shelly McLarin- Mgmt.
 - c. Three homeowners in person and one on Zoom
- III. 15 Minute Open Forum for Owners
 - a. Homeowner suggestion to use of Facebook page as method of communication for basic information- possibly someone just taking the emailed communications and adding them there
 - b. Question of where to find Zoom link- was on notice and in calendar on portal
- IV. Approval of the Minutes –
 - a. Denae calls a vote to ratify the meeting minutes from March 25, 2026 meeting. Second by Rachel. Tom votes against because of process of editing of minutes that don't match the original version tone.
 - b. Due to challenges with the approval process thus far via email, mgmt. recommends following our standard practice of using the portal for conditional approval for minutes for easier processing, transparency and is to be done within the system.
 - c. Comment area for feedback by board for changes and easy to upload new versions.
- V. Presentation of Reports
 - A. Financial Report
 - i. Bank Balances- Operating \$82,377 Reserve Money Market \$209,034 Savings \$506.61 and 4 CDs \$21,771, two at \$21,508, \$21,536 Earned about \$3,600 in interest this year since Jan. Chase account about \$1,200
 - ii. Progress on delinquencies- 9 homes owe over \$1,000
 - B. Manager's Report- nothing new to share at this time as covered in annual meeting
- VI. Old Business
 - a. Insurance policy update- \$5,118 budgeted- renewal with State Farm is \$6,038
 - i. CAU bid is more than anticipated \$7,490.
 - ii. We can keep looking and be refunded if better coverage found
 - iii. Denae makes a motion to continue coverage with State Farm and increase deductible from \$500 to \$2,000 to save \$225 per year. New policy- \$5,813. Second by Rachel, all in favor.
 - b. Working on bids for lighting and entrance improvements (these will follow lighting)
 - i. Two bids on file- will get a third to compare at July meeting
- VII. New Business
 - a. Tree removal bids for trees behind waterfall- Bids ranging from \$1,800 to \$4,500
 - i. Denae makes a motion to remove 7 hazard/dead trees around the waterfall with Armer Tree care for \$1800 plus tax. Second by Tom. All in favor.
 - b. Next board meeting/HOA Ice Cream Social- July 22nd- John C. Norman Park 7pm
 - i. Homeowner concern over funds for a social when we have upcoming costs. Social costs, as well as the discussed items are in the budget.
- VIII. Board Round Table

- a. Buy signs for fireworks prohibited- Denae makes a motion to purchase inserts with Sno. Co. fireworks restrictions and put them up a week early as long as \$200 or less. Second by Tom. All in favor.
 - b. Outside of the governing documents creation work- agreement made to limit calls to attorneys only with an agreement of two or more of the board. Trusting the management and utilizing their expertise and limit spending is the goal.
 - c. No time for executive session- Delinquencies- management will send an official demand to pay to the 9 homes over \$1K with more direct language and the required housing counseling statements and discuss next steps at the July board meeting.
- IX. Adjourn Meeting at 9:02pm