

SNOHOMISH CASCADE HOA BOARD MEETING

Wednesday, Sept. 30th, 2026, 7pm – Totem Falls Elementary Library

- I. Tom made a motion to call the meeting to order at 7:02 pm
 - A. New format- the meeting will follow a timed agenda. Any items running over time will hold over to the next meeting.
- II. Roll call
 - A. Board Members: Tom Sweeney, Denae Bastian, Rachel Edmon
 - B. Homeowners: James Duvall, Kelvin and Sybrena Miles, Brandon Fuchs, Linda Tygert-Lillard
 - C. Management: Shelly and Ken McLarin
- III. 15-minute open forum for homeowners –
 - A. Graffiti on HOA fence - Ric Newgard, a homeowner, volunteered and took care of that. Thanks!
- IV. Approval of Minutes from past meetings.
 - A. May 20th Annual Meeting, May 20th Board Meeting and July 22nd Board Meeting – Rachel called a vote to approve these minutes that contain most recent edits and posted on the portal dated respectively 7/24, 7/21 and 8/6. Tom seconds. Denae voted no because she feels all her suggested edits were not added by management. Motion carries 2:1.
- V. Presentation of reports
 - A. Financial report
 - i. Bank balances – Operating \$62,911, Savings \$507, Money Market Reserve \$197,950, and four CD's of \$21,716, two at \$21,571 and one \$21,809
 - ii. Reserves- \$2,000 budgeted monthly to reserves. Management usually does this annually, but thinking is to wait until end of the year after the reserve study is done to see where that funding level is recommended. We can change to monthly at any time if board wants this.
 - iii. Delinquencies – total of about \$14,000. 10 owing over \$500, 5 over \$1,000 and 2 over \$2,000. 7 out of the 10 have paid something or communicated with us and several have payment plans. 3 just owe the second half of dues.
 1. One owing \$2,400 passed away- estate is in probate with an accepted claim.
 2. Statements have been sent to all with delinquencies again.
 3. Suggest executive session to discuss the account \$3,000+.
 4. Board members will reach out to help with some collections.
 - iv. Financial report sent to the Board.
 - B. Manager's Report -
 - i. Audit progress - 2024 done, 2025 should be done shortly.
 - ii. Electrical work completed at the waterfall. It was turned off for a few days for vandalism with bubbles that can cause damage to the pump. Facebook post communicated it is harmful.
 - iii. Sent Right of Entry form to county for regular retention pond maintenance.
- VI. Old Business
 - A. Bids for improvements of common areas -
 - i. Lighting at South entrance. 3 bids - NLS \$1,995, Outdoor Lighting Perspectives \$1,595 and Noise Frog (too high due to travel costs)
 1. Rachel made a motion for Outdoor Lighting Perspectives to complete work for \$1,595, second by Tom. All in favor. Motion carries.
 - ii. Lighting at waterfall/north entrance – 3 bids from NLS \$3,850, Outdoor Lighting Perspective \$3,295 and Noise Frog- (too high due to travel costs)
 1. Rachel made a motion for hiring Outdoor Lighting Perspectives to complete work for \$3,295 for the lighting at the waterfall/north entrance. All in favor.
 - iii. Moving overgrown plants from waterfall entrance to other locations.
 1. Bid from NLS is \$1,069 to move 5 overgrown plants blocking the Falls sign.

2. Rachel made a motion to approve the NLS bid to move these 5 plants in the bid to other locations as suggested by NLS. Second by Tom. Denae votes no. She feels the plants are beautiful, provide color and should just be hard pruned. She believes moving them will kill them. Motion carries 2:1.
- iv. Other “spruce-up” bids
 1. Bid from NLS to add mulch to area where plants being transplanted for \$1,000
 2. Getting several bids for mulch for entire Sno. Cascade corridor. We will table this agenda item for now until other bids are reviewed for mulch and improvements.
 3. Denae suggested looking at bare hillside, possibly salal. Management will get bids.
- B. Trail work - will be done shortly to add posts with signage to trails to help limit e-bikes.
- C. Tree bids - Three bids for two hazard trees behind 2 properties on 65th Dr SE
 - i. Higher for Hire (Partnering with Armer who has done work for the HOA) \$2,200- Changed from \$2,322., NW Arboriculture \$2,120 and Jeffries \$2,352
 - ii. Rachel called a vote to have Higher for Hire remove the two hazard trees for \$2,200. Second by Denae. Tom votes no. He would prefer to go with the lowest bid. Motion carries 2:1.
- D. Governing document editing update –
 - i. Articles of Incorporation review for changes completed. Just a few questions being confirmed mostly about address requirement. Should be to attorney prior to October meeting.
 - ii. The Bylaws and CCRs drafts edits should be to the attorney by the October 21st meeting.
 - iii. Denae has asked attorney to attend Feb. meeting and is waiting for reply.

VII. New Business

- A. Tree removal request received from homeowner-
 - i. CCRs say only removal of tree if posing a hazard with ACC approval. HOA has no ACC, and no CCR stipulation or Declarant document to pass authority to the board. As such, management believes the Board can't restrict tree removal.
 1. Suggestion if add to the new Community Standards Committee that it provides a wider allowance for removals with clear criterion listed for any removal.
 2. Denae disagrees with opinion of management. Denae and Rachel will reach out to attorney with this research and verify the information presented by management.
- B. Reserve Study bids presented for work
 - i. Bids are for Reserve Study Group \$2,235, Association Reserves \$2,590 and Cedcore for \$2,500. Reports for the first two are easier to digest, but all include the same information.
 - ii. Rachel called a vote to hire Reserve Study Group to do the reserve study for \$2,235. Second by Tom. All in favor. Motion carries.
- C. Upcoming meetings - Finalize schedule
 - i. Confirmed dates of Wednesdays, Oct. 21st (budget planning meeting in portable), Dec. 16th (Budget Ratification Meeting), Feb. 24th, April 21st (Annual and short board meeting), June 16th and Aug. 18th (Ice Cream Social with short board meeting at John C. Norman Park)

VIII. Board Round Table

- A. Denae – Some ferns on the west bank by waterfall did not survive. Can we replant or add some hardy ground cover? Goal is to keep soil from eroding, add some color, be low maintenance and drought resistant. Also, we may need to look at replacing dead laurels in medians. Management will investigate bids to have at October meeting.

IX. Adjourn general meeting at 8:17pm for Executive Session about a collection issue

X. Reconvene meeting at 8:31pm- no votes held

XI. Meeting adjourned at 8:36pm