

MINUTES
The Parks Board of Directors Meeting
October 15, 2008

Location: Cascade Lakes Middle School

Time: 6:30

Call To Order: 6:35

Quorum – Yes (Stephanie Uetrecht, Eric Eidler, Sue McWilliams)

Absent – Jane Raleigh, Julian Wright

MINUTES – The September 9th minutes were approved.

HOMEOWNER FORUM – 2 homeowners were in attendance

Street Lights

An update was given and lights are to be completed by October 24th. Delays have been driven by relocating a few lights and getting power to them. Also working to get city approval. Summit has light ballasts ready and it should go fairly quickly from here.

Leaning Electrical Tower

This is where power will come from for the new light on Fisher Lake and once it is completed the box will be shrunk and cleaned up. Still no action on any loose wires or other electrical concerns.

Cultus Lake Sidewalk Strips

Homeowner questioned why he improved the land on his empty lot but others have not. Mgmt co discussed that this was a lower priority issue post management company transition and would be addressed in due course. Concerns are understood and will be addressed.

Cars on the street

Homeowner expressed concerns over cars parked/abandoned on the street. It was explained that security patrol is still tracking vehicles and none are abandoned, but yes some have not been very active. It was reaffirmed that the parking and fine policy should remain in effect and NWAM agreed to start with window tags and courtesy discussions with homeowners and the parking policy will be enforced.

Bankruptcy concerns

Homeowner expressed concern about lots on Cultus that are owned by Renaissance Homes who just filed for bankruptcy. Management and the board agreed to look into this further as it

is expected that development on the custom lots will be slow and the issues parallels issues we might encounter with foreclosures.

BOARD DISCUSSION

Old Business

Financials

The first set of financials were presented post management company transition. Financials were incomplete not showing full reserve balances (\$\$ still in CD's at Umpqua).

Issues discussed:

- Turnover from NWCM was done poorly and no financials since June
- CD's at Umpqua need to be researched and transferred in
- Discussed opening separate investment accounts for reserves
- Eidler discussed displeasure at being kept in the dark and accounts were moved to Liberty and owners taken off auto pay without treasurer consultation
- We walked through the incomplete financials – Better report is due at the next meeting.
- We walked through the change to Liberty, who NWAM has their best relationship with.
- Talked about need to fully reconcile transition and treasurer will set up time with mgmt to work through.
- Discussed Hiring Vial Fartheringham to manage all collection efforts of the HOA.

Motion:

To contract with Vial-Fartheringham to draft a collections resolution. The motion was seconded and unanimously passed.

Financials were not ratified and last set ratified remain June 2008.

Management Reports – Jim Prehoda

Turnover was not handled well by NWCM and NWAM is slowly getting their arms around issues. We discussed whether we have some legal recourse against NWCM and will assess over time as all is discovered.

Pool Injector systems – Received a large invoice from WetCat for these but not sure if ever installed or not. Management will follow.

Snow Removal for Metolius – Discussed scope of new snow removal contract with Botanical. Should we include a backup plan for Metolius? It is now a city street but should not cost too much more for them to clear ways into and out of the Parks during routine plowing. Management company to get new contracts drafted.

Moving 3 trees in alleys by Park G

Agreed to revisit next meeting.

Street Lights –

Will be done by 10/24.

They will also clean up old wiring on Metolius and install new lights at The Parks entrance sign.

This morphed into a discussion on the Board needing active management from NWAM. They should be free to do standard items and repairs and report to the board for ratification at the next meeting. Jim stated he did not feel comfortable spending more than \$500 on a project without board input.

Website

Sue is working on a new version of the newsletter. Asked management company for help in designing a new website and getting ideas. Sue will brainstorm with Sylvia and report back.

OLD BUSINESS

Street Lights

Discussed already – see above.

Web Site

Discussed already – see above.

Broken Top issues

NWAM received another demand letter and will pay tomorrow

Board discussed how we handle next year. We will simply budget for their snow removal help and continue to work to improve the agreement. Goal is still to meet with BTCA board (not Jorgenson) to discuss an amicable solution.

Compliance issues

61402 Davis Lake – Once again discussed non response from the homeowner and NWAM

was unsure what action plan should be in place. We also asked management to ensure all fees are being charged and that they can and will be collected.

Motion:

Authorize Barker-Martin to proceed with full legal action on the property. The motion was seconded and unanimously passed.

Other compliance issues:

General discussion on efforts used by NWAM through door hangers, letters and windshield tags. Seems to be okay to date but still too early to discuss. Starting the week of 10/20, the board should begin receiving weekly compliance reports each Friday.

Also discussed need to establish a formal fining schedule and to be enforceable it need to be sent to homeowners. NWAM will review what NWCM did in this area.

Road easements

Tabled until a future meeting as this is a large issue and may need a full meeting itself to discuss. Also no responses back from Hayden on this to date.

Refreshing Rock Area

Tabled until Spring.

Developer Punch List

Update that Hayden is still not returning calls. Management company will follow on this and we need to determine a punch list ourselves and send it to Hayden.

Adventure Park

As with other items – Hayden has not been very responsive. Last offer we have is a \$10k from Hayden to make it all go away. Board will need to discuss further at a later date.

Drainage

Combined in discussion with Hayden on punch list, easement issues and Adventure Park. This specifically is for the common areas in tract M that flood routinely. Management will continue to pursue.

Other

None

New Business

COMMITTEE REPORTS

ARC – No report as Julian was not present. Management stated that process has been working well to date.

FACILITIES COMMITTEE

No report until current projects completed and assessment will be made over winter for 2009 projects.

Correspondence from members –

None noted.

Other new business –

None noted as discussed in homeowner forum.

The meeting was adjourned.

Respectfully Submitted,
Eric Eidler