



Cascade Highlands Homeowners Association

Board of Directors

President – Gary Geverink
Vice President – Jeff Schweinfurth
Treasurer – Bob Jakubisin
Secretary – Susan Geverink

CHHOA
10612 29th Avenue SE
Everett, WA 98208

Cascade Highlands Homeowners Association Meeting Wednesday, January 19, 2022 • 6:30 PM Via Zoom

Attendees:

Gary Geverink, President
Jeff Schweinfurth, Vice President
Bob Jakubisin, Treasurer
Susan Geverink, Secretary
Casey Kopp
Cheri Rhea
Don and Ellen Beaumont
Jim Zhang
Laurie Post

Lloyd Gardner
Ness Bloom
Sandy and Ernie Ossterveen
Selena Blachford
Steve Shipley
Sun Yun
Pete and Trish Chambers
Judy Wood

- I. Call to Order
 - Meeting called to order at 6:35 PM.
- II. Approve Minutes from September 13, 2021 All
 - Motion to approve – Selena Blachford
 - Motion to second – Lloyd Gardner
- III. Treasurer's Report
 - Treasurer Jakubisin stated all current financial reports are posted on the website for review.
 - Totals are looking good. Monies are being spent wisely.

- ❖ Discussion:
The subject of revising the Bylaws and CC&R's was discussed. The need for updates to the original HOA documents from 1996 is evident. The financial cost of having these documents revised and approved by an attorney were discussed. Many attendees agreed to move forward with the revisions. President Geverink will prepare an estimate of cost and share with association members.

Attendees commented on the Architectural Control Guidelines and the need to be updated. The board will review and update them to better reflect current architectural trends.

IV. Architectural Control Committee Update

- ARC Committee Chair reported no approval requests for 2022 as of this date.
- In 2021 there were thirty-two different projects, primarily house paint and new roofs.

V. Presidents Updates

a. Explosive Sounds within the HOA

- As some of you know in 2019 there were a series of explosions occurring in and around our association. A person of interest who lives in the HOA was identified as a suspect which resulted in investigations by EPD, WSP, ATF and FBI. The status of that investigation is not known at this time. In recent months, explosions are being heard again. An incident on January 13th on the trail system from 106th St. SE was reported to the authorities along with the actual firework casing that was found along the trail to the sports court. This is very disturbing to the neighborhood and to our pets. If you or someone you know is doing this, or if you have seen something or someone suspicious, please report this to the Everett Police Department and notify the Board of Directors immediately.

b. Winter Storm

- We have all been impacted by the recent series of storms that left over twelve inches of snow to deal with. We have noticed that some of our members have been clearing sidewalks and storm drains, but others have been clearing their driveways of snow and debris into the streets and leaving it which then turns to ice. There were numerous occasions

that left drivers stuck in the middle of the street. The City of Everett has sanded some of our main streets and street sweeping services have been requested for additional clean-up.

- Please clean up and pick up what you can, our landscaping services are doing what they can, but we all have a responsibility and duty to dispose of debris on individual properties for disposal into yard waste or trash as appropriate.

❖ Discussion:

The City of Everett Public Works has been contacted to schedule a street sweep throughout the HOA. Due to current staff shortages, they could not provide a specific date for this.

- It has been suggested that the board consider purchasing a “Snow Blower” for sidewalk clearing during Snowfall events. The board would like input from the CHHOA membership with considered comments regarding the size, funding, qualified operators, maintenance, storage, and the limited usage of this equipment.

❖ Discussion:

Questions regarding storage space for the blower was discussed and whether it makes sense given the small amount of time it would be used.

The possibility of renting one of these Snow Blowers was also discussed. President Geverink stated this subject needs further investigation and asked for members to send feedback to the BOD at board@chhoa.org.

c. Landscaping Services

- On the trail system entry from 107th Place SE there has been a significant effort by our landscape company this winter to remove the Ivy that has grown from CHHOA members property onto the Natural Growth Protected Areas (NGPA). This has been ignored too long and as a result several of our NGPA trees are engulfed by Ivy that has grown onto and up into the trees, killing some of them which causes safety concerns for those that walk our trail system. As a reminder, use of the trail system is “at your own risk,” be vigilant while walking and report dangerous situations or suspicious activity. New trees have also been planted to improve the canopy coverage along the trail system.

d. NGPA

- Any trees that fall onto CHHOA members properties are the responsibility of the homeowner or their insurance company to deal with. The RCW #36.70A.60 clearly state that this is not the city, State or HOA responsibility to address. Permits are available from the City of Everett Planning Department to obtain permission for any removals or cutting within the NGPA. Also, do not remove any trees outside of your property to improve your view (check first to be sure that there are no restrictions, setbacks, or erosion possibilities. This would be a gross violation of the NGPA RCW rules.
- Initially, when the effort was made to remove the dangerous trees from our NGPA there was a rebuke by certain members that resulted in a complaint being filed and a hearing by the City of Everett Code Enforcement. There were two more consecutive complaints filed, by the same members, all of which were found to have no merit by City of Everett Code Enforcement hearing judge. Since this time, the CHHOA board is no longer addressing any trees unless they fall onto the trail system and then those trees are cut as required or just moved back into the NGPA to decay as nature intends.

e. Architectural Control Committee

- As we start having clearer weather and longer days again, we expect that there will be property home improvement projects on members agendas. Please remember to submit your request for any changes that can be seen by your neighbors or from the streets surrounding your property. Too many members have neglected to do this before any projects begin!
- As a result, fines will be enacted that can impact the cost of the project. Each member agreed to the HOA concept when they purchased their home to maintain their property and inform the HOA ARC for approval before any exterior project change begins. If anyone is interested in being on the ARC to keep the association in line with the ARC Guidelines, please contact the board at board@chhoa.org.

f. Wildlife within the HOA

- In November we received a report and pictures of a Bobcat in one of our members backyards, we are all naturally concerned when we see wildlife in our backyards or on the streets of our HOA, but those

animals were here before our homes were built. The best way to deal with wildlife is to not leave any food outside or trash cans that can attract wildlife onto your yard. Our association has a variety of wildlife that has been spotted including Coyotes, Bobcats, Deer, Owls, Eagles and Raccoons. Please be aware and keep small pets and children well supervised to avoid problems.

g. Illegal Camping within the HOA

- There are NO Camping signs posted within the CHHOA, but we are still finding evidence of encampments. Recently we found a shelter erected just outside our HOA property but accessed from our property thru the Children's Park off 104th and 30th Drive. Please be aware and report any activities to the board at board@chhoa.org for investigation and action. Do not approach anyone that has ignored the posted signs and is attempting to camp in our HOA.

h. Parking

- A reminder that no RV's or boats are allowed to be parked in driveways longer than 72 hours for servicing or loading purposes. Some property owners have additional areas to park these vehicles behind fences with coverage to not create visual discontent from other homeowners. Street sweeping by the City of Everett or by our landscaper are impacted when vehicles are left out on the streets too long. Cleaning of sewer drains and grates is also impacted by the accumulation of debris under vehicles covering sewer drains. The board has received complaints about this so please make sure that vehicles are not creating traffic hazards.
- Please also obey all cul-de-sac parking signs, rules and regulations.

i. Annual Meeting and Homeowners Dues

- HOA meetings dates for 2022 are posted on the website under Documents – Meetings Dates. All meetings will continue to be via ZOOM due to the continuing Covid restrictions and protocols.
- The CHHOA annual meeting in April will include the budget proposal, which will be posted prior to the meetings and voted on during the meeting along with any relevant discussion or comments during the appropriate time allotted.

❖ Discussion:

An attendee voiced concern that so few members attend the CHHOA meetings, and that more effort should be made to get the rest of the association to get on board and join in. An attendee stated they would be happy to take information regarding the meetings and a message from the board regarding attendance at the meetings. The President will work on an announcement regarding this subject.

An attendee demanded that the President provide members with an audit and that it is supposed to be done each year. There is nothing in the Bylaws or CC&R's that states this. President Geverink stated when a new board takes over, then yes, an audit should be done, as it was in 2018 when his administration was voted in by a large majority. There were several years prior to this administration that no auditing of any kind was performed. The same attendee told the President that he must assign a committee to select a Board of Directors for members to vote on. President Geverink stated this has never been done in CHHOA and he would not be assigning such a committee. He also stated that if this person was interested, they should request that their name be placed on the ballot prior to election voting. There is always a line for anyone who is a CHHOA member to place their name for consideration.

j. Christmas Lights

- A reminder to those of you who had Christmas lights up this year to make sure they are down by January 31st.

VI. Adjournment

- Meeting adjourned at 7:43 PM.