



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 Minutes Monday, September 13, 2021 • 6:30 PM Via Zoom

Attendees:

Gary Geverink, President
Jeff Schweinfurth, Vice President
Bob Jakubisin, Treasurer
Susan Geverink, Secretary
Ernie and Sandy Ossterveen
Ron and Julie Carlson
Tod and Andrea Johnston
Kraig Jarman

Justin Broom
Mara Martin
Julie Reiman
Rachel Spillane
Andy Nelson
Jim Zhang
Selena Blachford
Judy Wood

I. Call to Order

- Meeting called to order at 6:31 PM

II. Approve Minutes from April 29, 2021

- Motion to approve – Selena Blachford
- Motion to second – Bob Jakubisin
- Board approved the meeting minutes for April 29, 2021

III. Treasurer's Report

- Treasurer Jakubisin stated the financial reports are posted on the website for review.
- Feels financials for the CHHOA are currently good.

IV. Architectural Control Committee Update

- Selena reported there have been several painting and roofing requests in the last month.

V. Following the ARC Guidelines

- The President stated the board is happy to announce that the ARC has two new members. Cheri Rhea and Julie Reiman. The board is pleased to have them on this committee. They will be of significant help with some of the new requirements, namely house painting, and color selections. As always homeowner's must submit the appropriate requests and have approval prior to painting your house.
- It is difficult to get the true color of paint with just a sample. The board will require homeowners to paint a sample swatch on their house, in the front and on the side to help the committee evaluate the true color that is appropriately chosen.
- At the closing of each home, homeowners received documents that included the CHHOA declaration of Covenants, Conditions, Restrictions, Bylaws and Articles of Incorporation. These covenants and restrictions are binding on all homeowners. Members were emailed a copy of the ARC Guidelines yesterday. I hope you all had time to review. The board finds it necessary to remind all homeowner's that whether you are putting a new roof on your home, painting, removing trees or making any changes to the front on your home you must submit the ARC request form and wait for approval prior to any work beginning. It is part of the bylaws and the ARC guideline.
- If the homeowner fails to comply with these documents the ARC will provide recommendations to the CHHOA Board. The board will determine actions to recover damages or injunctive relief, suspension of voting rights, potential liens or legal relief deemed appropriate.
- Benefits of Home Design Choices means that all homeowners and residents benefit from the planning and design that have been an important part of the development of our community. The purpose of design control is to assure homeowners and residents that the standards of design quality will be maintained.

- Application for Exterior Improvements/Replacements are clearly stated in the ARC Guidelines. Too many homeowners recently have not been following these required guidelines.

VI. Projects Update

- New landscaped entryway on 108th St. SE. As you may have noticed, our main entry into our neighborhood has recently improved with the addition of Sod, new plants and the modified irrigation watering system is almost complete. A beauty mulch around the plants will be added to insure their survival over the coming winter.
- In case you have not noticed, there are new street signs within CHHOA. With the cooperation of the City of Everett public works and Traffic Engineering department we have had all the old Snohomish County Street signs replaced with new updated City of Everett signage.
- 107th Place SE irrigation repairs. For over a year the irrigation sprinklers along the south side of 107th Place SE have needed repairs and have not worked properly due to debris that had somehow entered the system and blocked the flow of water to the sprinkler heads. This repair was necessary but expensive, we were unable to find the volunteers to do the work and hired our winterization irrigation company “Green World Irrigation” to find and fix the problem. We are pleased that this is now back online, and that area will again be green next spring.
- On Saturday June 26th, a work party of ten volunteers moved eighteen yards of playground chips into the Children’s playground on 104th Place SE and 30th Dr. SE, and in only 90 minutes!!
- Thank you to the volunteers in our HOA!! CHHOA volunteers save our community hundreds of dollars on labor costs that could have otherwise been used to complete other projects and improvements.

VII. Open Discussion

- A CHHOA homeowner thanked the President and the board for all the demanding work they do and that is very much appreciated. The association has been looking very good as a result.
- The ARC Chairperson stated there are several CHHOA properties that need maintenance – lawns not maintained, homes in need of painting, etc. She asked if the board had plans to address these issues. The President stated that

yes, the board will be sending out notification to all non-compliant homeowners. If the property is a rental, the owners still have the responsibility to ensure the property is appropriately maintained.

- A homeowner asked about heat pumps not being in view. President Geverink stated he was aware of this and that would discuss offline.

Having no further discussion questions President Geverink called for the meeting to adjourn at 6:41 PM.

Approved