



Cascade Highlands Homeowners Association

Board of Directors

President – Gary Geverink
Vice President – Jeff Schweinfurth
Treasurer – Lloyd Gardner
Secretary – Susan Geverink

CHHOA
10612 29th Avenue SE
Everett, WA 98208

Cascade Highlands Homeowners Association Meeting
Thursday, April 13, 2023 • 6:30 PM
Monroe Elementary School
10901 27th Avenue SE – Everett, WA

Attendees:

Gary Geverink, President
Jeff Schweinfurth, Vice President
Lloyd Gardner, Treasurer
Susan Geverink, Secretary
Elaine Collins
Pam LeSesne
Steve and Lynne Shipley
Pete Chambers

John Rivera
Kim Nelson
Ernie and Sandy Oosterveen
Justin and Ness Broom
Ellen Beaumont
Juan and Indira Perdomo

1. Call to Order
 - a. Meeting was called to order at 6:30 PM
2. Approval of Meeting Minutes from June 16, 2022 CHHOA Meeting
 - a. Motion to approve – Kim Nelson
 - b. Motion to second – Sandy Oosterveen
3. Treasurer's Report
 - a. Treasurer Gardner reminded attendees that all the financial reports and statements are posted on the CHHOA website.
 - b. Treasurer Gardner reported all homeowner dues are coming in and reminded everyone of the deadline for dues to be submitted is on or before April 30, 2023.
4. Approval of 2023-2024 CHHOA Budget
 - a. Motion to approve – Justin Broom
 - b. Motion to second – Steve Shipley
 - c. Vote put to all attendees - Approved.

5. CHHOA Annual Dues

- a. President Geverink stated annual dues collection has begun with no cost increase.
- b. The budget for this year is basically the same as 2022 with changes that reflect current pricing for basic operating costs.
- c. Items budgeted do not necessarily mean that there will be an expense but for planning purposes have been included.
- d. All remaining funds will be transferred from operating funds to reserve funds to be used as required for projects and improvements as required and approved.

6. CHHOA Review

- a. President Geverink reminded everyone that Christmas lights should be removed from CHHOA homes withing 30 days after the holidays have ended, January 31 at the latest!
- b. The CHHOA Non-Profit report to the WA Secretary of State has been completed along with all required Tax filings.
- c. Landscape Water and Electrical for irrigation was shut down in October 2022 as a cost savings to the association due to monthly minimum billing from PUD and City of Everett Public works. This will be restored to operation in May 2023.
- d. A sidewalk inspection was done at no cost to the CHHOA to determine trip hazards. Surprisingly, the number of hazards that were listed in the report was far more than expected and the cost of repairs exceeded \$22K. This has not been approved by the board and will be discussed with the City of Everett public works department about the need for repairs.
- e. In 2021 a similar inspection of the Asphalt trail system was completed by several competing companies, but the cost was over \$35K which again was not approved. This is under review to determine if there is another less expensive solution for this problem.
- f. During the year, many complaints about loud noises, particularly dogs, have been received. It is important for those with animals to not allow their pets to disturb their neighbors with loud incessant barking at any hour of the day or night! Certainly not to deliberately aggravate the animals into constant barking. This would be considered Animal abuse. Loud music or a social event at homes in the CHHOA should end or be moved indoors and kept to a minimum no later than 10:00PM. President Geverink encouraged to be considerate and good neighbors.

- g. An inquiry was received about keeping chickens on a homeowner's property, this is clearly stated in the CHHOA covenants section 8.11 that no livestock shall be kept on any CHHOA property.
- h. There will be volunteer opportunities for Community Improvement coming up, painting playground fences and stair surfaces with non-slip coatings. The board will be recruiting volunteers for these various projects.
- i. NGPA – Recently there has been dumping of yard waste and moving or stacking of fallen debris within the NGPA (Natural Growth Protected Area). This is a fire hazard, in some cases, this is not just against the Covenants of the CHHOA but also, it is a violation of the RCW for NGPA's subject to the City of Everett's Code Enforcement department's action. President Geverink stated homeowners are not to dump anything into the NGPA. If something falls there leave it there or if it falls into your yard, then place it back into the NGPA.
- j. Steep slopes in the NGPA are especially vulnerable to soil erosion which can cause eventual ground movement. Do not climb up or down these areas and do not remove anything growing as it is possibly the only thing that is holding the soil in place.
- k. Coyotes are active and have been spotted in our association, please protect your children and animals from possible incidents with these wild animals.
- l. Homeless Encampments: we are fortunate to have had only a few incidents where active encampments have been found. Please notify the board of any illegal encampments that you see within the CHHOA.

7. CHHOA BOD Votes

- a. Votes for the Board of Directors, for 2023 through 2024 have been counted and reported by a very reliable HOA member outside the Board of Directors.
- b. The votes for the 2023-2024 Board of Directors total thirty-two affirmative to retain the current Board of Directors. There was no write in votes to report.
- c. The Board would like to thank all of those who voted their confidence for the current board. All your messages of approval and gratitude are very much appreciated.

8. Open Discussion

- a. Rhododendrons in the street divider 104th Place requested to be adjusted in height due to difficulty in seeing pedestrians crossing the street. President Geverink will discuss options with landscape services.

- b. Motorbikes and vehicles making noises, revving engines, and vehicles parking in areas they should not be is becoming more of a nuisance. President Geverink encourages everyone to contact the Everett Police Department while this is happening. They need to have a complaint record log. President Geverink will contact the occupants of this home and address the issue.
- c. Concerns were discussed regarding the possible retirement of the association's landscape services. No decision has been made yet on their part as to whether they will continue with the services on a more limited basis. There are still open possibilities for them to remain as the CHHOA landscaping services. Attendees voiced concern of another company that would not be as thorough or consciences. Additional cost is also an issue.
- d. Attendees discussed the problem with many homes that do not maintain their yards specific to the HOA standards. One made the statement that they let dandelion's grow in their front yard and do not care. A rebuff from other attendees stating that is not okay with them. It detracts from those homes where lawn maintenance is kept up and lowers the home values for others as well. President Geverink reminded everyone that living in a homeowner's association the maintenance of their homes and lawns is essential.
- e. A question was posed as to whether any thought had been given to handicap and special needs concerns regarding sidewalks. President Geverink stated he will contact the City of Everett regarding the possibility.
- f. Suggested agenda items for future CHHOA Meetings
 - i. Speeding in the area
 - ii. Homeless camps
 - iii. Contacting the Everett Police Department to attend a meeting to have an open discussion with CHHOA homeowners.

9. Adjournment

- a. Meeting adjourned at 7:34 PM