



# Cascade Highlands Homeowners Association

## Board of Directors

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

CHHOA  
10612 29<sup>th</sup> Avenue SE  
Everett, WA 98208

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Cascade Highlands Homeowners Association Meeting  
Wednesday, June 15, 2022, • 6:30 PM  
Monroe Elementary School  
10901 27<sup>th</sup> Avenue SE – Everett, WA

### Attendees:

Gary Geverink, President  
Bob Jakubisin, Treasurer  
Susan Geverink, Secretary  
Brian and Elaine Collins  
Bharath Muralodharan

Cheri Rhea  
Ernie and Sandy Oosterveen  
Judy Wood

Absent Approved: Jeff Schweinfurth, Vice President

1. Call to Order
  - a. Meeting was called to order at 6:40 PM
2. Approval of Meeting Minutes from April 19, 2022, CHHOA Meeting
  - a. Motion to approve – Bob Jakubisin
  - b. Motion to second – Elaine Collins
3. Architectural Control Committee Update
  - a. ARC Chair not present. President Geverink reported applications for new roofs and siding replacement had been approved.
4. Treasurer's Report
  - a. Treasurer Jakubisin stated all current financial reports as well as the approved 2022 annual budget are posted on the website for review.
  - b. Treasurer reported all homeowner dues were finally in and that this year has been the most difficult in getting homeowners to submit their annual homeowners' dues.

## 5. CHHOA Annual Dues

- a. As all homeowner's know the annual dues are to be submitted on or before April 30th.
- b. This has been the case from the beginning of Cascade Highlands.
- c. This year was exceptional for the number of late dues. The last one is coming in June.
- d. The board is reiterating how important it is to send your dues in on time. Additional time and work are added for your volunteer board members to follow up with overdue payments.
- e. Currently, there are no plans to increase the HOA dues again this year or next. Our last dues increase was only \$25.00 annually, only 6.25%, in contrast, inflation has risen almost double that amount but so far, we have sufficient funds to maintain, repair, refresh and enjoy the community we share together as a Cascade Highlands Homeowners Association.
- f. Dues collections were difficult this year, when the due date arrived there were still twenty unpaid dues invoices. Your Board of Directors would appreciate prompt payments to avoid personal visits and time spent on those members with unpaid dues. We are considering penalties or fines for overdue payment, we certainly do not want to engage any legal or collections companies to assist in this annual process, nor do we want to send additional letters to remind those who are late.
- g. We have shorted the dues payment time to make it easier to remember and not misplace your invoice. Some have asked why they cannot pay with a credit card or some other direct method instead of writing a check and mailing. Credit/Debit cards have an added cost to the association, we are looking into all opportunities to mitigate any additional added HOA costs and as well as also streamline the payment process. Direct invoicing to HOA members online is a consideration along with payment processing that includes an added fee to use Credit/Debit cards rather than just writing a check and mailing the dues.
- h. Discussion regarding the option to make automated-electronic payments. Thirty percent of dues this year were from a bank with electronic check payment.
- i. The Zelle payment application to make such payments was discussed, which would make the payment process more efficient.
- j. President Geverink will investigate this possibility

## 6. CHHOA Meeting Schedule

- a. Monthly HOA meetings are no longer being planned. Meeting attendance has not justified the cost of the rental location. Online

(ZOOM) meetings are not proving to be the solution for members to be able to attend meetings either. Since a majority of members work from home and often have online meetings, they are not interested in anymore meetings past their work quitting time.

- b. Either way, the only required meeting in our Covenants and Bylaws is the Annual meeting and Special Meetings as required.
- c. We will continue to send out periodic updates, alerts, and other communications as necessary, we also have the CHHOA website that allows all members access to information for Architectural Control Committee permit requests, financial reporting, and other information regarding the CHHOA.
- d. A Quarterly Newsletter was discussed as a possibility to keep the association up to date on important information.

## 7. Projects Update

- a. Trail system:

Recently, I have requested quotes (RFQ) from asphalt repair companies to determine repair costs and/or replacement of certain damaged trail areas. The last repairs were made in May of 2014 to the entrance on 30th Dr. SE, unfortunately, those repairs have since failed and needs to be repaired again.

The President found that the CHHOA trail system has almost three-fourths Mile (3,846 feet) of walking trails that include trail entrances from/to 104th Pl. SE and 30th Dr. SE.

We also have an undetermined distance of public sidewalks that need some obvious panel replacement due to the tree damage caused by the old thundercloud plum trees that were removed and replaced. Those sidewalks are still to be measured and discussed with the city of Everett public works.

Initial costs of the trail system repairs are within the CHHOA reserves but recently, we have considered that all our sidewalks and the trail system are used not only by the members of CHHOA but many others from outside of our HOA boundaries. This leads me to believe there is a possibility that either the City of Everett or County of Snohomish may be able to support our necessary repairs to the Public Right of Way. The President stated he has contacted the City of Everett and County of Snohomish regarding financial assistance for these repairs.

Some of the attendees stated they would be available to help.

## 8. Children's Park:

- a. Certain trees and vegetation have been trimmed and cut back due to their proximity to the children's play area. We still have one tree that is dying and may need to be completely removed at the end of this year. Last year the playground woodchips were refreshed with new woodchips and HOA members that participated in that work party were amazing. The job of moving the chips took only a few hours and saved the HOA an additional \$1K in costs for application of the materials. So, thank you again to all who volunteered.
- b. One of the members suggested pulling up the woodchips and placing a playground mat down under the swings and then replace the woodchips. This project is currently in work.
- c. New plants have been placed at all entrances to the CHHOA in the flower beds by one volunteer, Pamela LeSesne. She has been volunteering her time to do this annual springtime refresh of our CHHOA flowerbeds for many years now, other members have also assisted her in these efforts over the years. The President thanks Pamela and all member volunteers who have assisted with this project over the years.
- d. THUJAs along the east side of the upper detention pond on 29th Ave. SE at the entrance to 107th St. SE will once again need to be replaced. We have tried several times during the current board of directors as well as with previous BOD to replace these trees but each time we have been unable to establish them enough to survive and match the existing Thuja trees. We have modified the irrigation system and established a special watering timer for this area. The overhead tree limbs may need to be cut to allow more sunshine or possibly an arborist may be required to monitor their survival.
- e. A brief discussion regarding the of two homeowners who repeatedly contacted the City of Everett Code Enforcement department every time anyone was seen with a chain saw or just around the trees hauling out dry flammable debris which is fuel for fires within the Natural Growth Protected Area (NGPA). The CHHOA successfully defended against both claims and hearings brought by these individuals. President Geverink stated this should have never been an issue and feels at this point it will not happen again!

## 9. Adjournment

- a. Meeting adjourned at 7:30 PM