



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 Annual Association Meeting
Thursday, April 18, 2024 • 6:30 PM
Monroe Elementary School
10901 27th Avenue SE – Everett, WA

Attendees:

Gary Geverink, President	Bharath Venkatesh
Jeff Schweinfurth, Vice President	Sachin Mahadevaplasad
Lloyd Gardner, Treasurer	Laurie Post
Glenn Stratton	Justin and Ness Broom
Elaine Collins	Scott Crichton
Christi Magnuson	Brian Buron
Steve and Lynne Shipley	Zach and Katie Forster
Judy Wood	Raul and Sandy Biascoechea
Rob and Mara Martin	Francis and Ketal Macwan
Todd Miller	Peggy Duncan
Mike Robinson	Brian and Ame Holloway
Sharon and Kevin Rock	Vanessa Vena
Chanin Kelly-Rae	Cheri Rhea
Barath Krishnan Muralidharan	

Absent: Approved – Susan Geverink, Secretary

1. Call to Order
 - a. Meeting was called to order at 6:34 PM
2. Approval of Annual Meeting Minutes from April 13, 2023
 - a. Motion to approve – Lloyd Gardner
 - b. Motion to second – Jeff Schweinfurth
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 homeowner dues are coming in and reminded everyone of the deadline for dues to be submitted is on or before April 30, 2024.

4. CHHOA Review

- a. The CHHOA Non-Profit report to the WA Secretary of State will be completed as required along with all required Tax filings.
- b. A sidewalk inspection was done at no cost to the CHHOA to determine trip hazards. The estimated cost of repairs exceeded \$22K. President Geverink is working to see if the City of Everett will cover some of the costs. At this point, the city says they don't have funds. The question was raised about what the city is responsible for after our neighborhood was annexed.
- c. In 2021 a similar inspection of the Asphalt trail system was completed by several competing companies, but the cost was nearly \$38K which again was not approved.
- d. Between the sidewalks and the trail system, there have been 165 trip hazards identified.
- e. Treasure Gardner raised the issue of the sidewalks and trails not just being an expense to fix them, but being a liability for our association.
- f. CHHOA is having issues with our email system. None of the neighbors in attendance received the email that went out with details about the HOA meeting and agenda items. Vice President Schweinfurth stated he is looking into other options for the platform that we are currently using.

5. CHHOA Annual Dues

- a. President Geverink stated annual dues collection has begun with no cost increase for 2024.
- b. The budget for this year is similar to 2023 with changes that reflect current pricing for basic operating costs.
- c. It was noted that our reserve is still about the same, hovering around \$55,000.
- d. An HOA document from 2016 to build and maintain a reserve was discussed. It was estimated that the reserve would add between \$3,200 - \$3,600 a year to ensure the association would have enough money for contingencies. In our current state, our expenses are almost equal to the amount of money that our dues are bringing in, so we are not adding to our reserves.
- e. With the sidewalks and the trail system in need of repairs that have estimates for more than what are in our reserves, it was proposed that we consider a one-time assessment of \$500 per house and raising annual dues in 2025 from \$425 to \$500. This would ensure we are

not depleting our reserves and will ensure that we are covering our annual operating costs plus have money to build up reserve funds for the next major expense.

- i. Due to the unknown issues around City of Everett paying for the sidewalks, President Geverink stated he would further investigate before we contract that work.
 - ii. Scott Crichton stated that there were places that we could find out more information about how our neighborhood was annexed from Snohomish County to City of Everett. He volunteered to look at public records from Everett Public Works and the City of Everett Attorney's Office.
- f. A homeowner asked if there were other big projects on the horizon that would be future expenses. President Geverink felt that the basketball/sports court would need to be refurbished, and the landscaping blocks around the playground were sinking and may need to be redone. Both are expenses that the board has not budgeted for.
- g. The counter proposal was a \$250 assessment in 2024, a \$250 assessment in 2025, and raising dues to \$500 in 2025. This would enable the association to have more money in our reserve and cover rising operating costs.
- i. Motion to approve: Mike Robinson
 - ii. Motion to second: Katie Forster
 - iii. 34 homeowners voted for; 1 voted against
 - iv. There were not enough homeowners in attendance for this to be binding. The board will schedule another meeting in order to vote.

6. CHHOA BOD

- a. President Geverink did not hold a vote for CHHOA BOD. He did ask if anyone wanted to step up and participate with the board. A homeowner had asked what the commitment was. President Geverink talked about a passion for service for the neighborhood. Treasurer Gardner said his role is about an hour a month, with a little more time around the time of annual dues preparation.
- b. It was noted that if we must hire a management company for the board at some point, that it will cost an additional amount that is not budgeted for, therefore would drive dues higher.
 - i. Many neighbors felt that this was our neighborhood, and it will not come to that.

7. Open Discussion

- a. A homeowner asked if there would be a Cascade Highlands Yard Sale this year. A few neighbors were interested and were going to discuss separately.

8. Adjournment

- a. Meeting adjourned at 7:41 PM

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