

**Cascades Park Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
Monday, March 8, 2021 – 7:00 p.m.**

**\*\*\* Meeting was conducted via teleconference due to concerns over Covid-19 \*\*\***

**BOARD MEMBERS PRESENT**

Kevin Weltens	President
AJ Glascock	Vice President
Heidi Lathrop	Treasurer
Christine Alexander	Secretary
Cathy Daum	Member at Large

**BOARD MEMBERS ABSENT**

None

**MANAGEMENT ATTENDEES**

Larry Gilbert	Community Manager, SFMC, Inc.
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**OTHER ATTENDEES**

Paul Bjorlo	Recording Secretary, Notable Minutes, Inc.
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**HOMEOWNERS PRESENT**

One homeowner participated in tonight's meeting via teleconference.

**I. CALL TO ORDER & VERIFICATION OF QUORUM**

Mr. Weltens called the meeting to order at 7:01 p.m. and verified a quorum was present.

**II. OPEN FORUM**

The homeowner who participated in the meeting told the Board that he had had an issue stemming from the paving project that was completed within the community last summer. He informed the Board that he had been in Florida for a large chunk of the past year helping to care for family members during the COVID-19 pandemic. In addition, he had incurred costs related to getting his car moved to prepare for the paving project that was completed in his absence. Mr. Weltens told that the homeowner he appreciated his position (as well as his coming to the meeting to discuss with the Board) and that the Board had discussed and voted upon the homeowner's issue at a previous meeting. Mr. Weltens stated that the Board would revisit the matter during the meeting and get back to the homeowner with word on their

decision. Mr. Weltens also let the homeowner know that the Board had sent correspondence on the paving project via text, flyers, email, hard mail, and Facebook to ensure their notifications reached as many homeowners as possible.

### III. COMMITTEE REPORTS

- A. Covenants Committee:** Mr. Weltens said the Covenants Committee has only received one architectural application since the last meeting, and that application has been approved. There are no other applications currently pending review with the Covenants Committee.
- B. Website Committee:** Nothing new was discussed relating to the website during this meeting.
- C. Newsletter Committee:** Mr. Weltens thanked Mrs. Alexander for her help with the most recent iteration of the Community Newsletter. The Board discussed possible additions to the latest iteration of the newsletter, which included trash collection and how residents could secure their larger trash/recycling bins.
- D. Social Committee:** Ms. Lathrop stated that there was not a lot to report from the Social Committee at the present time. Ms. Lathrop stated that the committee continues to plan and execute safe gatherings where people can come together while properly socially-distancing.

### IV. APPROVAL OF MINUTES

***MOTION: Ms. Lathrop moved, Ms. Daum seconded, to approve the February 8, 2021 meeting minutes as amended. The motion passed with Mr. Glascock abstaining because he wasn't in attendance for last month's Board meeting (4-0-1).***

### V. FINANCIAL MANAGEMENT

- A. Financial Management:** Management included the January 31, 2021 Financial Summary Report in the Management Packet for review.

### VI. CONTRACT SERVICES

- A. Grounds Maintenance:** Winter trash pickup is performed every two weeks. The Board discussed the possibility of getting a quote from

Genesis Landscapes (and perhaps some other contractors as well) for what it would cost to hand-shovel certain sidewalks within the community. Mr. Weltens also stated more generally that he had not been seeing much trash left behind in the community recently and said he was reasonably pleased with the job Genesis has been doing to keep the community free of trash and debris.

**B. General Maintenance:** Nothing was discussed.

**C. Signal 88 Patrol:** Management continues to provide patrol reports to the Board. Issues raised by residents and Board members continue to be addressed with vendor. Signal 88 has been informed to alert Management to illegal parking of commercial vehicles within the community.

**D. Trash Service:** Revised yard debris collection service day notice was provided via email to residents on March 4, 2021. This should be posted to the website and possibly included in the next Community Newsletter.

**E. Snow Management:** All invoices for snow removal services have been paid. There are no additional issues to report at this time.

**F. Irrigation Service:** Nothing was discussed.

**G. Pool Service:** Premier Aquatics will be preparing the pool in the coming weeks (remove cover, drain, clean, etc.) and providing the latest information as it relates to pool operation restrictions.

**H. Pet Waste & Common Area Trash Can Service:** Doody Calls continues to provide service. There are no additional issues to report at this time.

## **VII. OLD BUSINESS**

**A.** There were no Old Business items discussed during this meeting.

## **VIII. NEW BUSINESS**

**A.** Spring covenants inspections are scheduled for March 22 – 24, 2021 (weather permitting).

**IX. RESIDENT & MISCELLANEOUS MATTERS**

Nothing was discussed.

**X. EXECUTIVE SESSION**

***MOTION: Mr. Weltens motioned, Ms. Lathrop seconded, to enter Executive Session for the purposes of discussing Legal Matters, Collections, Homeowner Violations, Accounts, Account Delinquencies, and Homeowner Correspondence at 8:26 p.m. The motion passed unanimously (5-0-0).***

***MOTION: Mr. Weltens motioned, Ms. Lathrop seconded, to exit executive session and return to regular session at 8:38 p.m. The motion passed unanimously (5-0-0).***

***MOTION: Ms. Lathrop motioned, Mr. Weltens seconded, to accept the advice of counsel to initiate a full asset search for each of the two homeowners of account # 103304790. The motion passed unanimously (5-0-0).***

**XI. ADJOURNMENT**

***MOTION: Mr. Glascock motioned, Mr. Weltens seconded, to adjourn the meeting at 8:51 p.m. The motion passed unanimously (5-0-0).***