

Cattail Creek Community Association Board Meeting
Monday, July 22, 2019
6 p.m. At Your Service Office
Approved Minutes

The meeting was called to order at 6:01 p.m. Directors present were Sue Greeno, Randy Sullivan, Neil Ramhorst, Angie Matsen, Carolyne Calvin, and Katherina Freche. A quorum was established. Jaymie Larsen represented At Your Service HOA Mgmt., Inc.

1) Management Reports

- a. The monthly financial reports were presented. Randy Sullivan motioned that POTAB and Ngyuen late fees be waived for this one time only, however, the owners need to notify the HOA of their mailing address. Neil Ramhorst seconded. Motion passed.
- b. Jaymie to write email to Camelback HOA - landscaping needs to be addressed.

2) Committee progress reports and updates

a. Design Review

- i. Angie and Sharon continue to work out storage solutions for DRC. The committee will meet again with Intrinsic to go over old files.
- ii. Update DRC enforcement - property on Sora Way: The fine may be removed; however, the owner will need to reimburse the HOA for any payments made to professionals to seek compliance that are above and beyond the DR form fees paid.
- iii. Jaymie to research the Locati condo's siding issue, if they have submitted a C2 for the painting/metal finish. If not, Jaymie to write email giving 30 days to comply/complete.
- iv. New items – wire fence on Catalyst. Randy Sullivan motioned to uphold the committee's decision with the fence. Sue Greeno seconded. Motion passed.
- v. Jaymie to issue courtesy notice to property on Fen Way regarding wood if not removed.

b. Park

- i. Trees have been replaced; native areas have been mowed and trimmed. Four Seasons is continuing to work on trimming the trees and edging grass along sidewalks. We have received \$500 in vouchers for boulevard trees from the city.
- ii. Round-a-bout – Jaymie to ask Four Seasons to clean up if current contractor can't get to it in the next week. Will be adding more rock and two more boulders. Will be adding metal edging, grasses, thyme, other ground cover and basalt rock to the picnic shelter when contractors schedule allows.
- iii. Water rights – Sandi Hamilton has requested that Cattail pay for the attorney she hired to research Sandan's water rights since it will go to benefit Cattail and not Sandan. The board is not opposed to paying the attorney's bill however; the board would like to see the attorney's findings first to know what they are paying for. They do not want anymore bills generated without their approval first. Sue Greeno, Jaymie Larsen, and Carolyne Calvin can meet with the attorney.

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- iv. Builder reclamation of trails – The board will give the builder on Warbler Way two weeks to get it reclaimed or the HOA will hire for the reclamation and bill the builder. The builder on the southern border of Cattail needs to be advised that they are responsible for reclaiming the trail including seeding the native area again.
 - v. Confluence Consulting – is preparing a proposal for the next step. A bill will be generated shortly for the work completed on Pond #4.
- c. Enforcement
- i. Camper on Foxtail alley – one more month to sale before starting to enforce again.
 - ii. Gravel Parking pad in alley off of Blackbird – talk to Jennings and send email
 - iii. A fence on Sora Way was improperly installed and the owner was notified last summer. Need to follow up with a firm date of completion.
 - iv. RV at 2 times 7 HOA – commercial property
 - v. Covenant – RV section discussion – need more time
- d. Budget committee – Annual Owners Meeting
- i. New items for budget – round-a-bout concrete, re-gravel trails, extra tree trimming.
 - ii. October meeting 17th or 24th – spring hill suites – Jaymie to check if room available

Neil Ramhorst motioned to adjourn the meeting. Randy Sullivan seconded. Motion passed.

Next Meeting(s): Monday August 26, 2019, Monday September 9 Sue Greeno to bring food

Respectfully submitted by Jaymie Larsen