

Cascade Overlook HOA Annual Meeting  
November 13th, 2018  
HCLS, Elkridge Branch, Belmont Room

- 6:40pm - Meeting called to session
- Introduction of the Board
- Dues collection update
- Legal Issues
  - HOA Attorney
  - Discussion of Amendment. Did not pass. We will revisit the Amendment after simplifying the language and narrowing the scope.
  - Discussed Elkridge to Ellicott City move. While most are in favor, need to have an open discussion about this. We will gather more information from Cascade Preserve about its status.
- Landscaping
  - Not renewing the BrightView contract. Transitioning to Level Green.
- Management Company
  - Discussed benefits, costs, and purpose of going in this direction. Approved with a 13 to 1 vote in favor
- Planned projects
  - Spring 2019 - Playground maintenance. Including mulch, lawn maintenance, and safety inspection
- Budget
  - Discussed 2018 income. One home remains delinquent.
  - Reviewed 2018 expenses
  - Reviewed 2019 projected expenses
  - Budget summary
  - Discussed the need for a reserve fund
  - With approval for a management company, the board will implement an increase in dues from \$350/year to \$400/year for 2019. We will reevaluate next year whether we need to increase to \$450/year.
- 7:40pm - Meeting adjourned



CASCADE OVERLOOK  
HOA ANNUAL MEETING

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November 13, 2018



# MEET YOUR BOARD

## 2017-2020

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President - Nishant Parikh

Vice President - Paula Reis

Treasurer - Madhu Kantheti

# 99%

Percentage of annual dues collected in 2018. 1 home still delinquent, pending the sale of the home.

# LEGAL ISSUES

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- Attorney for the HOA
  - Lisa C. Heimlicher (Winegrad, Hess, Friedman & Levitt, LLC)
- First order of business - Add amendment to covenants for fine structure, allowing for ARC guidelines enforcement and penalties
- Need at least 60% (48 homes) in favor.
- Elkridge -----> Ellicott City

# LANDSCAPING AND MAINTENANCE

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- BrightView contract expires 12/31/18. Current contract was written in 2014
- Obtained 2 additional bids. Came down to BrightView and Level Green Landscaping.
- Level Green - New landscaping contractor

# MANAGEMENT COMPANY

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- Quick debate - For/ Against?
- Financial management and ARC inspections
- 2 proposals were within our budget
- \$4,500 / year plus ~\$500 / ARC Inspection with violation notices

# PLANNED PROJECTS

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## Playground Maintenance

- Replace wood fiber/mulch on the playground (Spring 2019)
- Lawn maintenance (Address with new landscaping contractor, Spring 2019)
- Remove broken benches
  
- Remove gravel walkway, replace with grass or stepping stones (Proposed)
- Add benches to open space in front of playground and other locations in community as proposed by homeowners (Depends on our budget, tabled for now)





BUDGET

# 2018 Income

	Projected	Actual
HOA Dues	\$27,650.00	\$27,268.18
Fees Billed	N/A	\$192.82
Total Income	\$27,650.00	\$27,461.00

\*\*\$27,846 pending final payment

# 2018 Expenses

Vendor	Amount	Notes
<b>Landscaping and Maintenance</b>		
The Brickman Group LTD, LLC		
Landscaping Contract	\$15,086.04	
Snow Removal	\$1,775.00	
Misc Projects	\$716.90	
Excel Tree Expert Co., Inc	\$3,560.00	Dead tree removal
Lawn Love/LawnStarter	\$329.28	Lawn maintenance for 4821RC
	<b>\$21,467.22</b>	
<b>Misc.</b>		
ERC	<b>\$1,876.00</b>	Dumpsters
<b>Office Expenses</b>		
LetterStream	\$371.24	Mailings
BlueHost	\$339.63	Website domain and hosting (3 year renewal)
Intuit	\$160.00	QuickBooks
Costco	\$39.00	Stamps
Staples	\$13.50	Copies
	<b>\$923.37</b>	
<b>Legal</b>		
JRL and Associates	\$407.75	Collections fees (some passed on to homeowners)
Winegrad, Hess, Friedman & Levitt, LLC	\$275.00	Attorney Retainer
	<b>\$682.75</b>	
<b>Utilities</b>		
BGE	<b>\$149.28</b>	Sign Lighting
<b>Insurance</b>		
State Farm (Property Insurance)	(\$174.53)	\$1424.06 refunded due to policy revision.
State Farm (Fidelity Bond)	\$296.00	
	<b>\$121.47</b>	
<b>Total Expenses</b>	<b>\$25,220.09</b>	

# 2019 Projected Expenses

Vendor	Amount	Notes
<b>Landscaping and Maintenance</b>		
Level Green Landscaping	\$15,252.00	Landscaping
Misc Expenses	\$5,000.00	Playground/Snow removal/Unexpected
	<b>\$20,252.00</b>	
<b>Office Expenses</b>		
LetterStream	\$100.00	Mailings
Intuit	\$160.00	QuickBooks
Misc Expenses	\$100.00	PO Box, Stamps, etc.
	<b>\$360.00</b>	
<b>Legal</b>		
JRL and Associates	\$200.00	Legal Fees
Winegrad, Hess, Friedman & Levitt, LLC	\$500.00	Legal Fees
	<b>\$700.00</b>	
<b>Utilities</b>		
BGE	\$180.00	Sign Lighting
<b>Insurance</b>		
State Farm (Property Insurance)	\$1,300.00	Insurance
State Farm (Fidelity Bond)	\$296.00	Insurance
	<b>\$1,596.00</b>	
<b>Total Expenses</b>	<b>\$23,088.00</b>	

# Budget Summary

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2018 Income                      \$27,846.00 (Expected)

2018 Expenses                    \$25,306.14 (Expected)

2019 Projected Income        \$27,650.00

2019 Projected Expenses     \$23,028.00

# 2019 Projected Income

79 Homes x \$350 Assessment	\$27,650.00
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79 Homes x \$400 Assessment	\$31,600.00
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79 Homes x \$450 Assessment	\$35,550.00
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\*\*\* INCREASE DUES? \*\*\*



THANKS!

SEE YOU NEXT YEAR!