

# *Cast and Characters*

Who is who, and how the HOA is governed.

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## *Timeline*

**2011**

HOA incorporated.

**2019**

Declaration amended.

**2020**

VIS Group hired.

**2026**

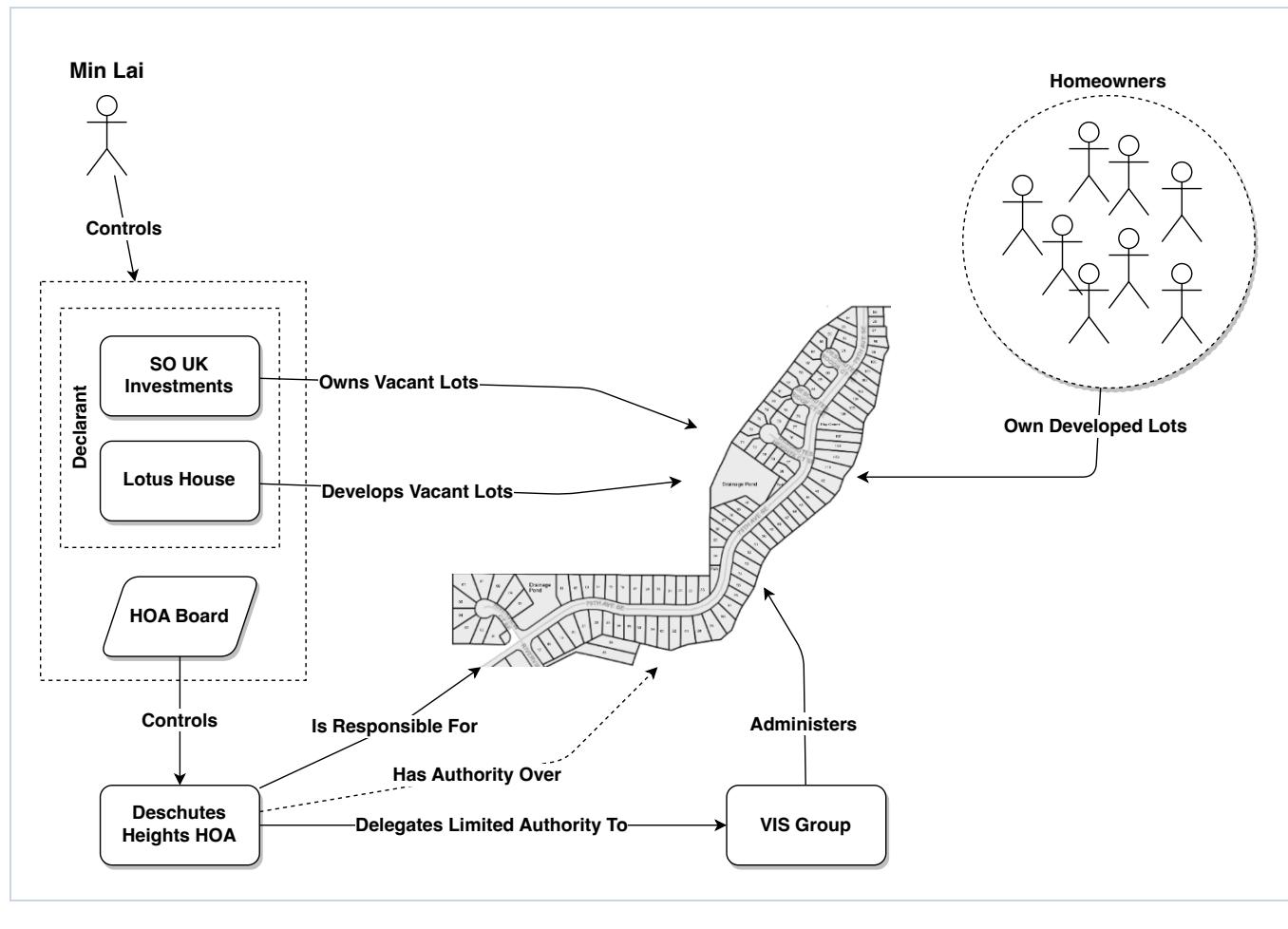
Homeowners control board.

## *Cast*

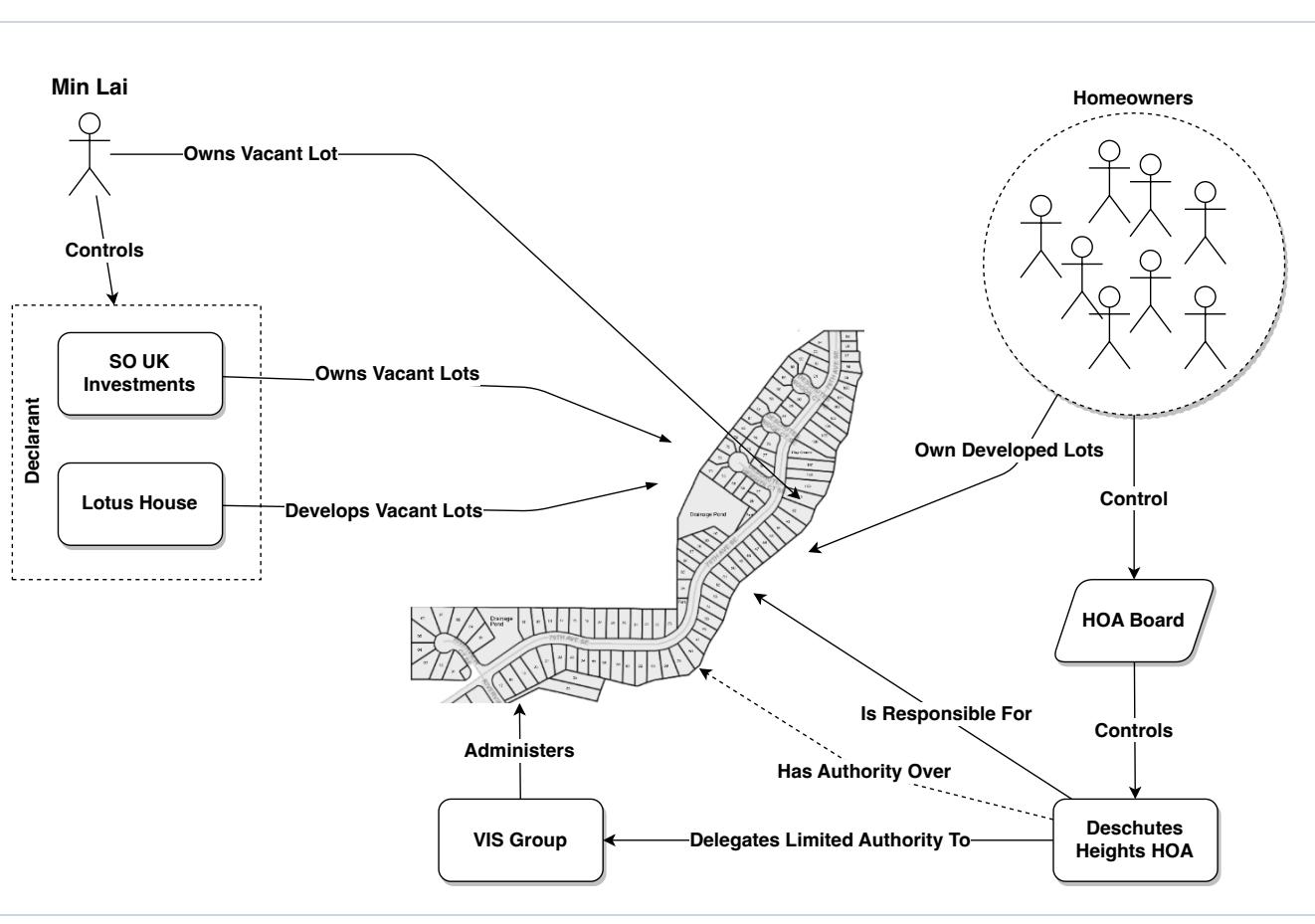
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- **Deschutes Heights HOA** - Nonprofit corporation (founded 2011) created to maintain common areas; powers and limits come from statute and the Declaration (CC&Rs).
- **The Board** - Directors who control the HOA on behalf of the members.
- **Min Lai** - Individual residing in NY whose family acquired the original plat.
- **SO UK Investments** - NY investment entity (controlled by Min Lai) that now owns most of the vacant lots.
- **Lotus House** - WA business entity (controlled by Min Lai) that contracts with builders to construct homes.
- **Declarant** - SO UK Investments and Lotus House (together, as defined in the Declaration).
- **VIS Group** - WA management company contracted in 2020 to administer the HOA.

## Relationship Map: Developer Control Period (2011-2025)



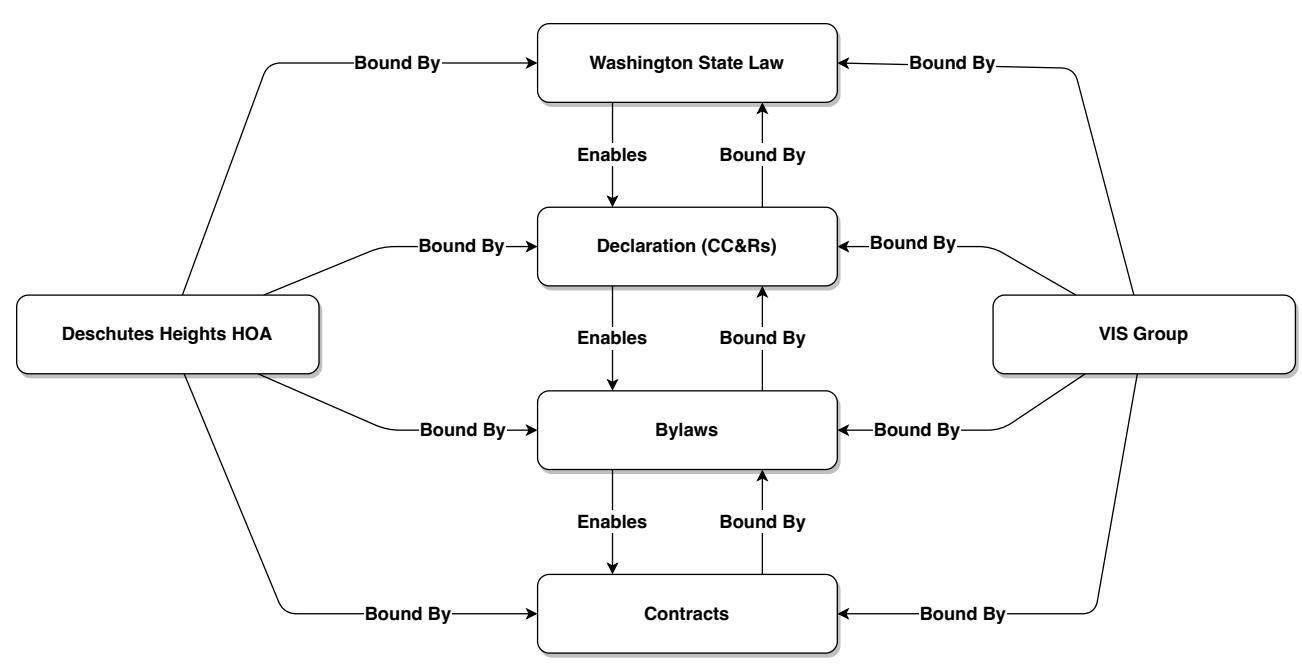
## Relationship Map: Homeowner Control Period (2026-)



# Authority Framework

Delegation and control relationships in HOA operations.

## Authority



Authority flows from state law through the governing documents to the HOA.

- State Law grants corporate powers to govern, manage finances, and enforce rules.
- The HOA's Declaration grants authority to enforce use restrictions, collect assessments, and maintain common areas.
- VIS Group's contract obliges them to follow the HOA's Declaration and Bylaws.