

# Cast, Characters, and Legal Framework

Who is who, and how the HOA is governed.

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## *Timeline*

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2011

HOA incorporated.

2019

Declaration amended  
(CC&Rs).

2020

VIS Group engaged.

2026

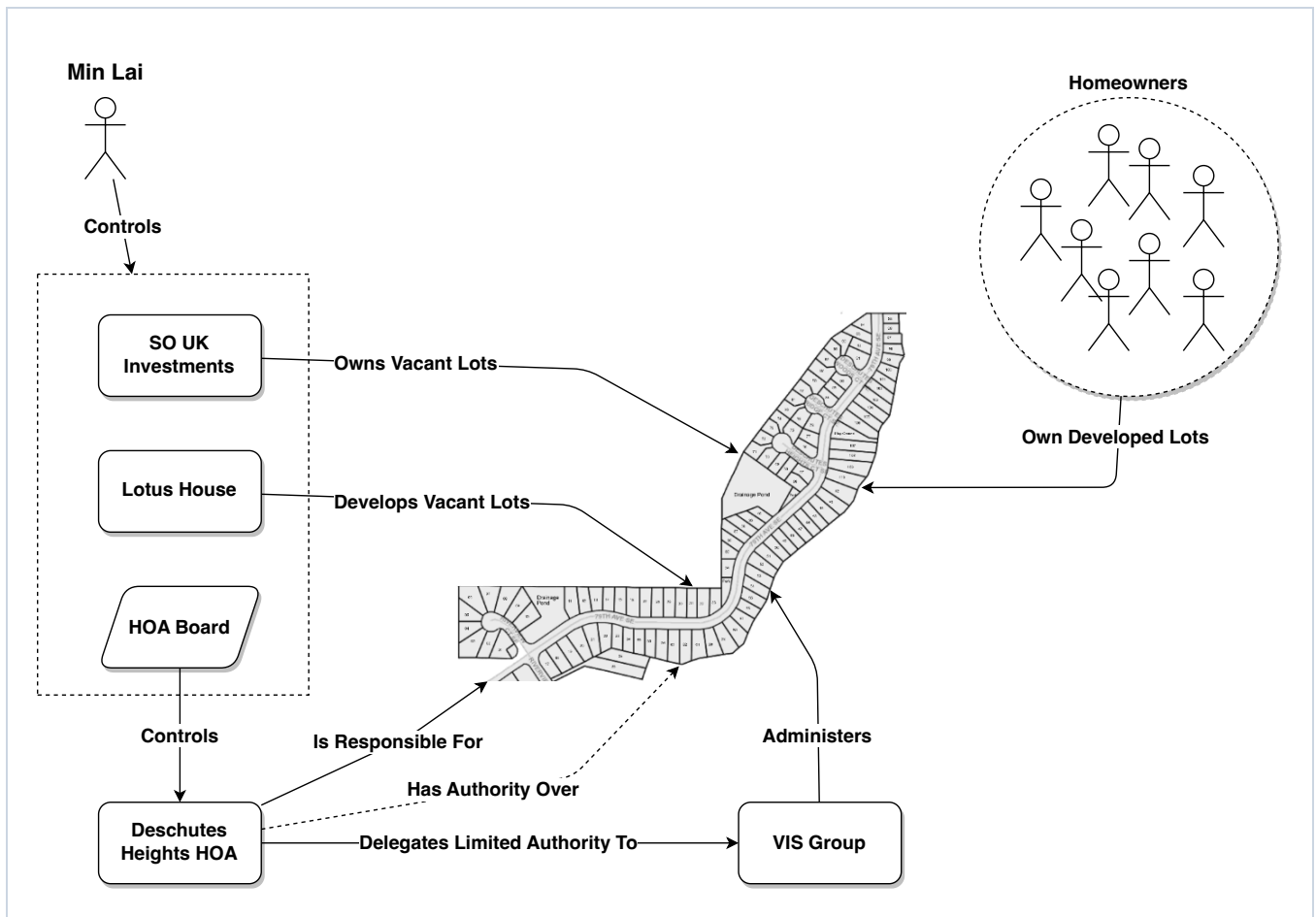
Homeowners take  
board control.

## *Cast*

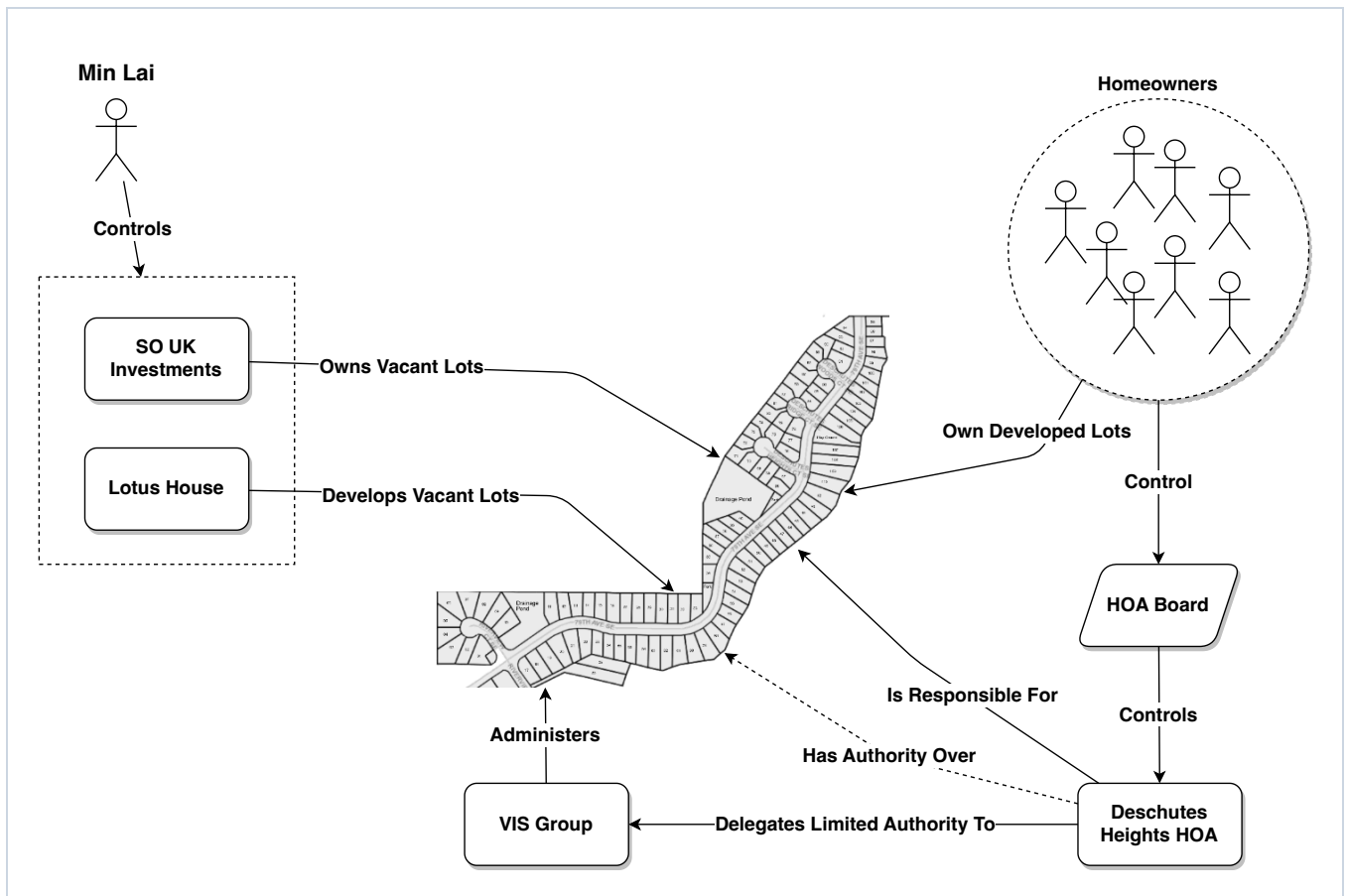
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- **Deschutes Heights HOA** - Nonprofit corporation (founded 2011) created to maintain common areas; powers and limits come from statute and the Declaration (CC&Rs).
- **The Board** - Directors who control the HOA on behalf of the members.
- **Min** - Individual residing in NY; family acquired the land; not a full-time developer.
- **SO UK Investments** - NY investment entity controlled by Min; owned the land.
- **Lotus House** - WA business entity controlled by Min; developer entity that contracted with builders.
- **VIS Group** - WA management company engaged in 2020 to administer the HOA.
- **Simply Home Realty** - WA company affiliated with VIS Group (relationship disclosed).
- **Precision Groundworks** - WA vendor for stormwater maintenance.

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



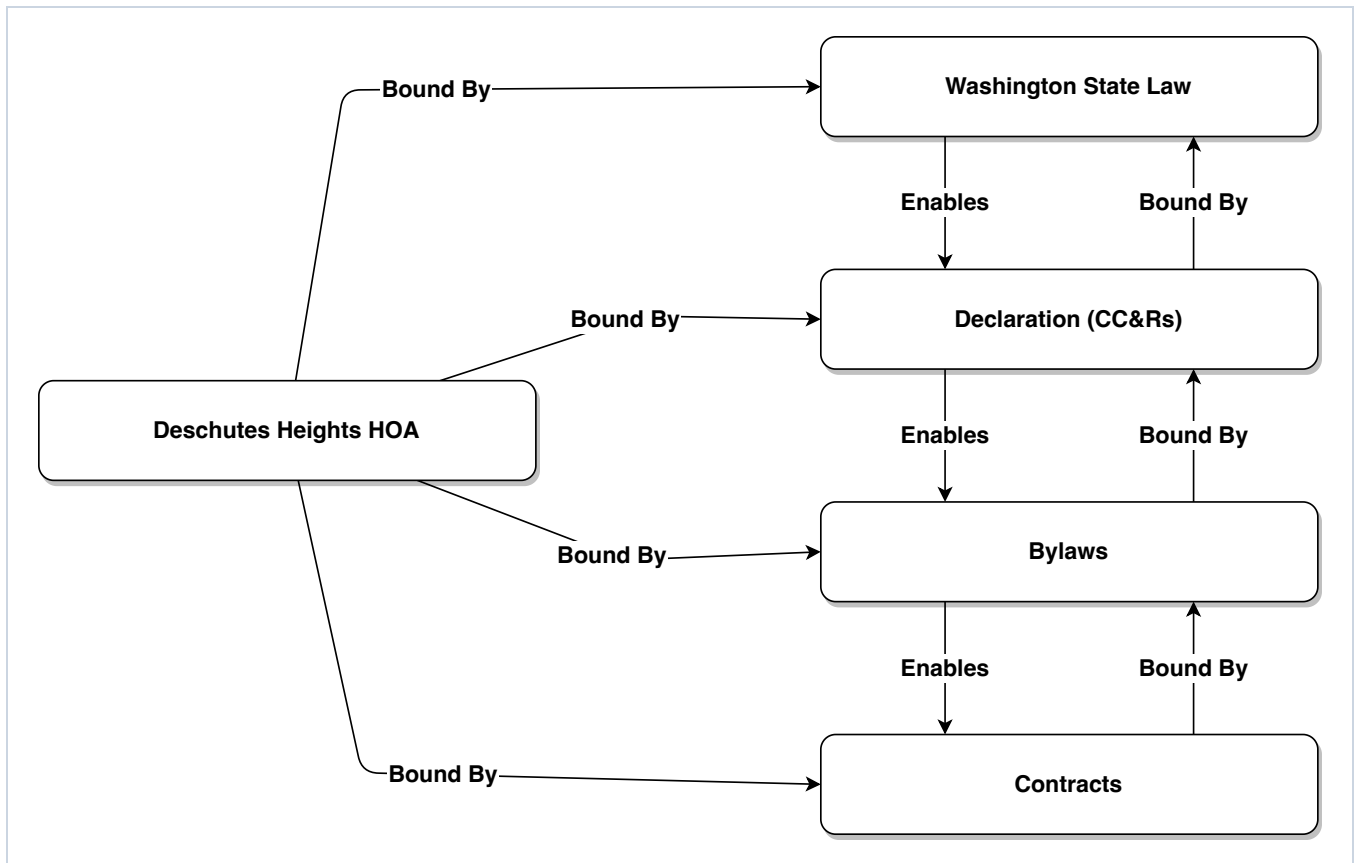
## Relationship Map: Homeowner Control Period (2026-)



# Authority Framework

Delegation and control relationships in HOA operations.

## Authority



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

State Law grants corporate powers to govern, manage finances, and enforce rules.

The HOA's Declaration (CC&Rs) grants authority to enforce use restrictions, collect assessments, and maintain common areas.