

Cast, Characters, and Legal Framework

Who is who, and how the HOA is governed.

Timeline

2011 HOA incorporated.	2019 Declaration amended (CC&Rs).	2020 VIS Group engaged.	2026 Homeowners take board control.
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Cast

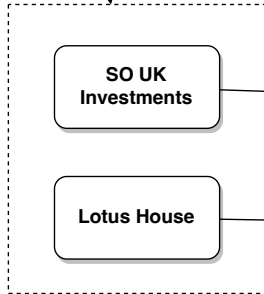
- **Deschutes Heights HOA** - Nonprofit corporation (founded 2011) created to maintain common areas; powers and limits come from statute and the Declaration (CC&Rs).
- **The Board** - Directors who control the HOA on behalf of the members.
- **Min** - Individual residing in NY; family acquired the land; 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)

Min Lai

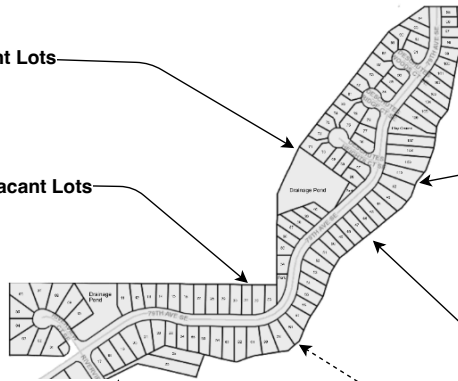


Controls



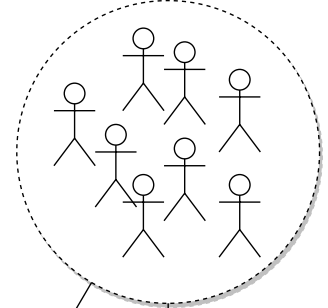
Owns Vacant Lots

Develops Vacant Lots



Own Developed Lots

Homeowners



Control

HOA Board

Controls

Administers

VIS Group

Is Responsible For

Has Authority Over

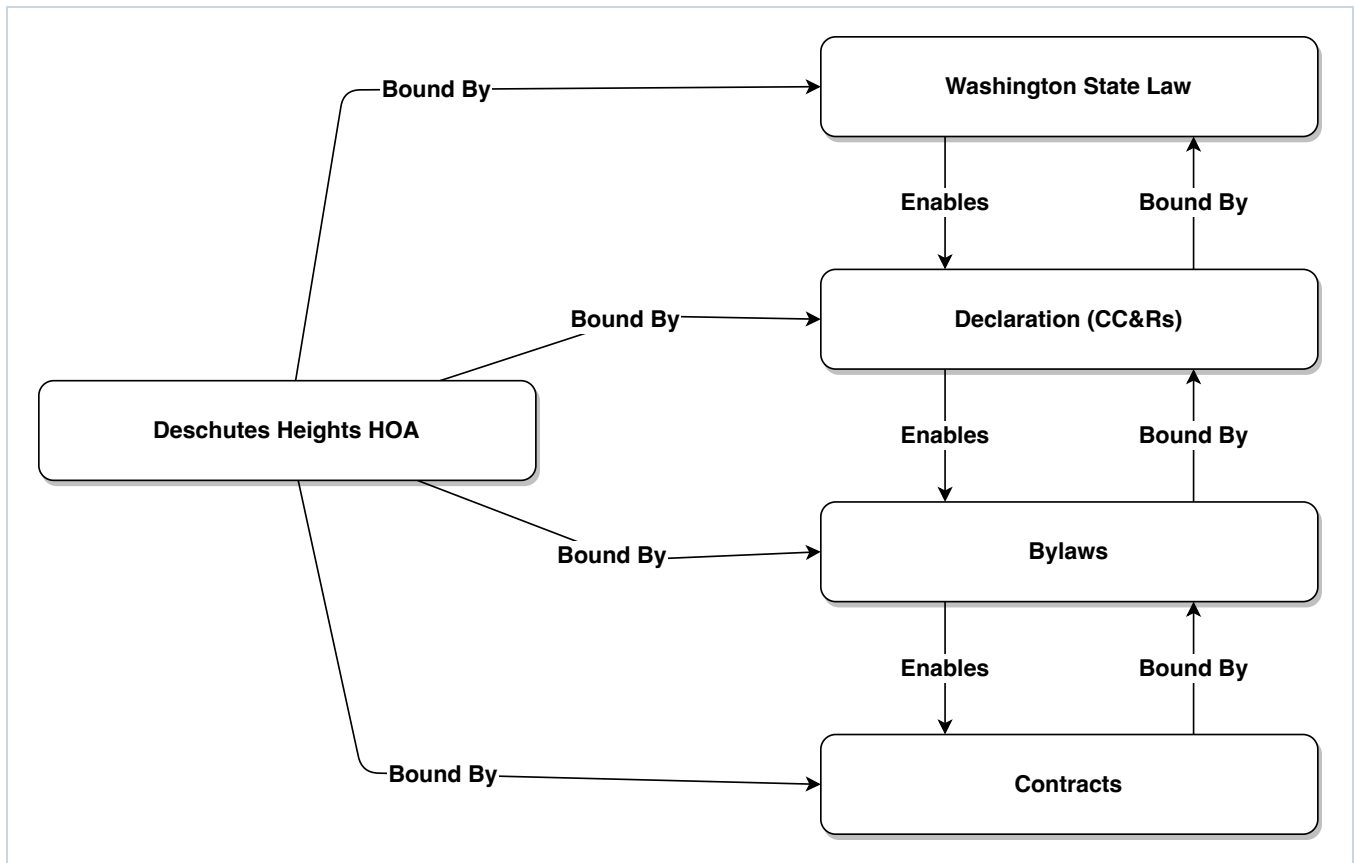
Delegates Limited Authority To

Deschutes Heights HOA

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.