

# 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**

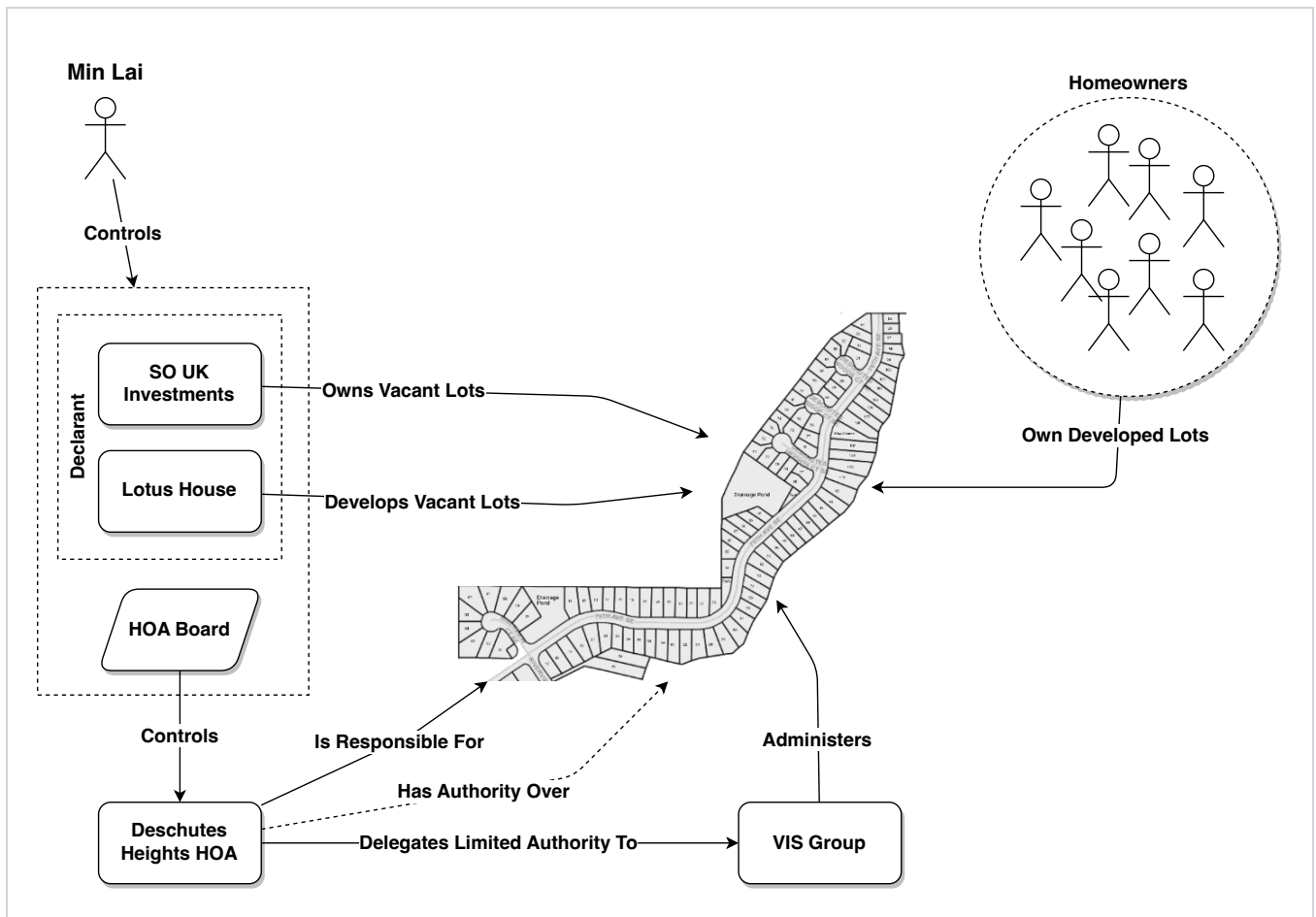
Homeowners  
control board.

## *Cast*

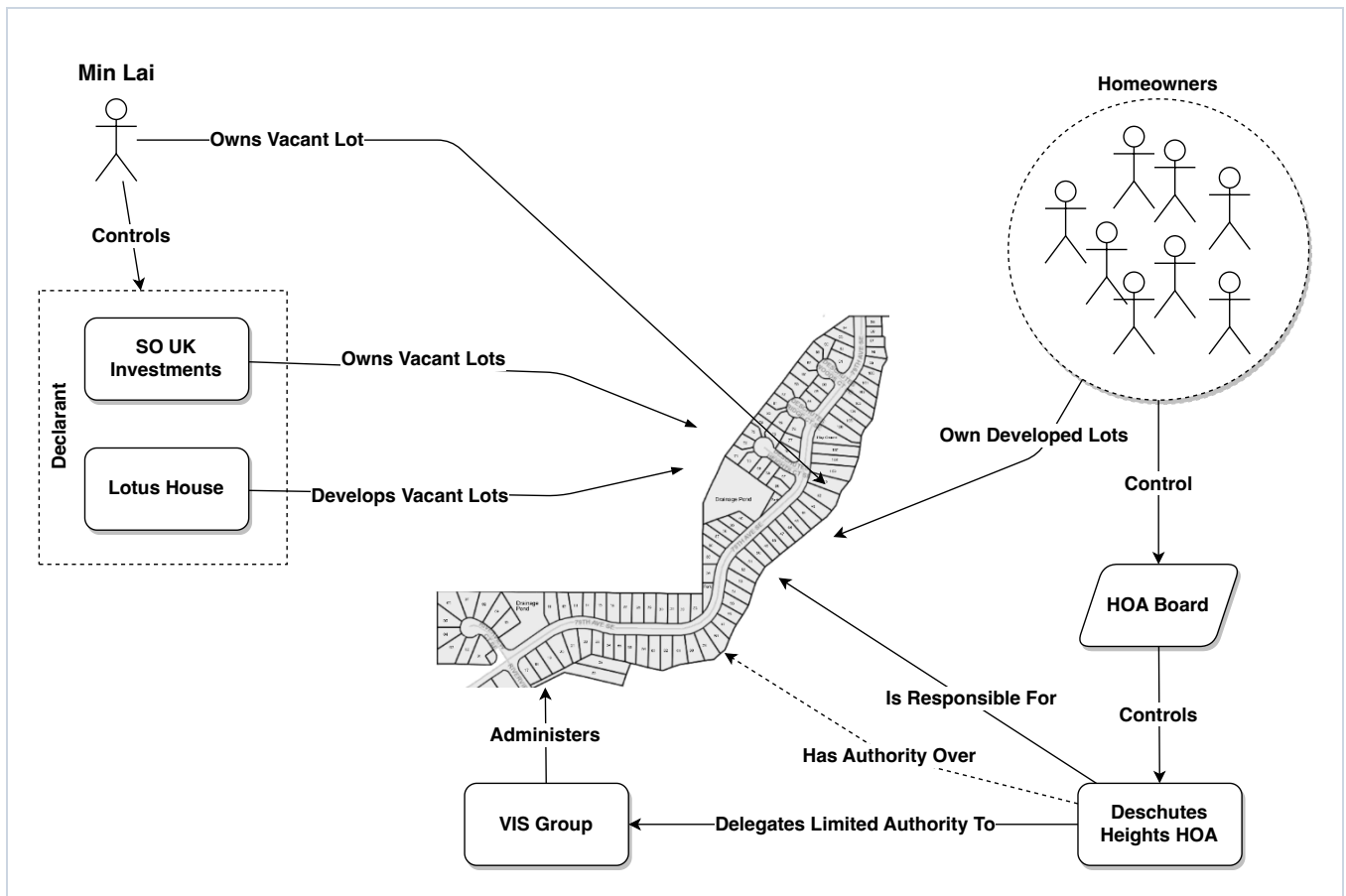
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- **Deschutes Heights HOA** - Nonprofit corporation (founded 2011) created to maintain common areas; powers and limits come from statute and the Declaration (CC&Rs).
- **The Board** - Directors who control the HOA on behalf of the members.
- **Min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



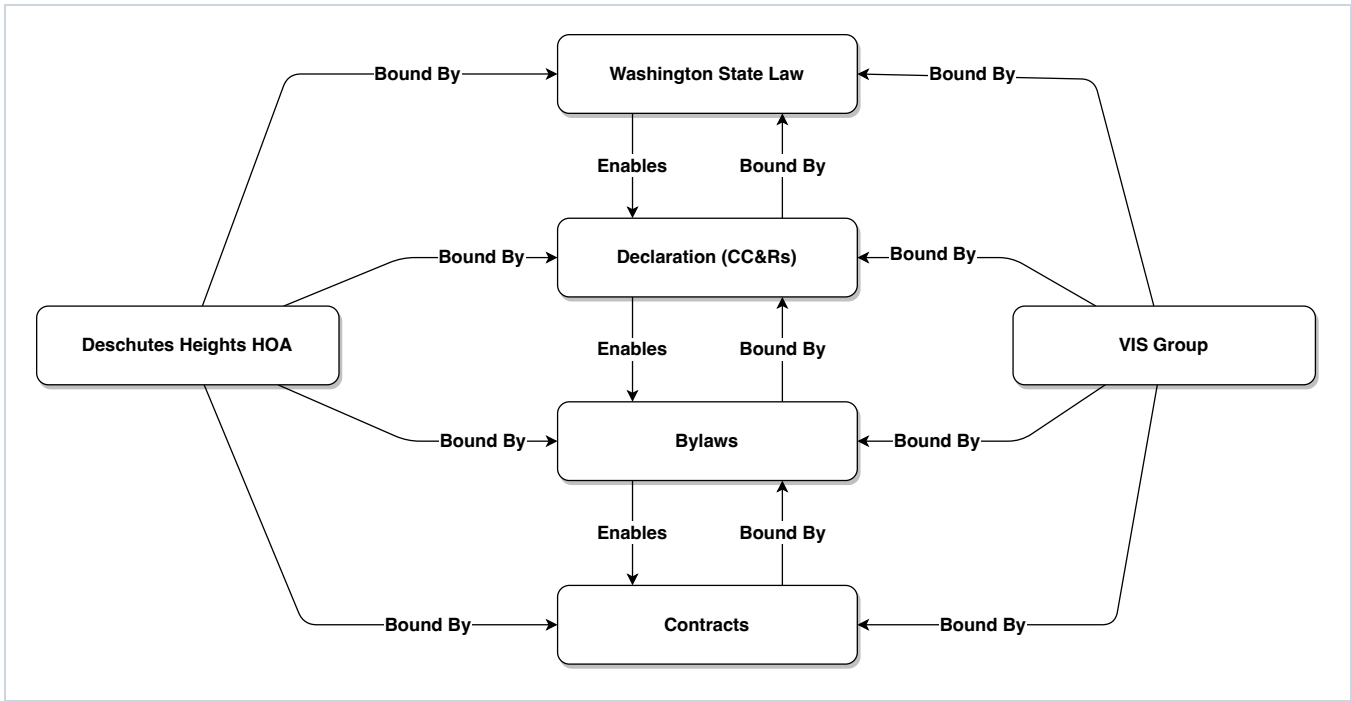
## Relationship Map: Homeowner Control Period (2026-)



# 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.