

# *Cast, Characters, and Legal Framework*

Who is who, and how the HOA is governed.

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## *Timeline*

**2011**  
HOA incorporated.

**2019**  
Declaration amended  
(CC&Rs).

**2020**  
VIS Group engaged.

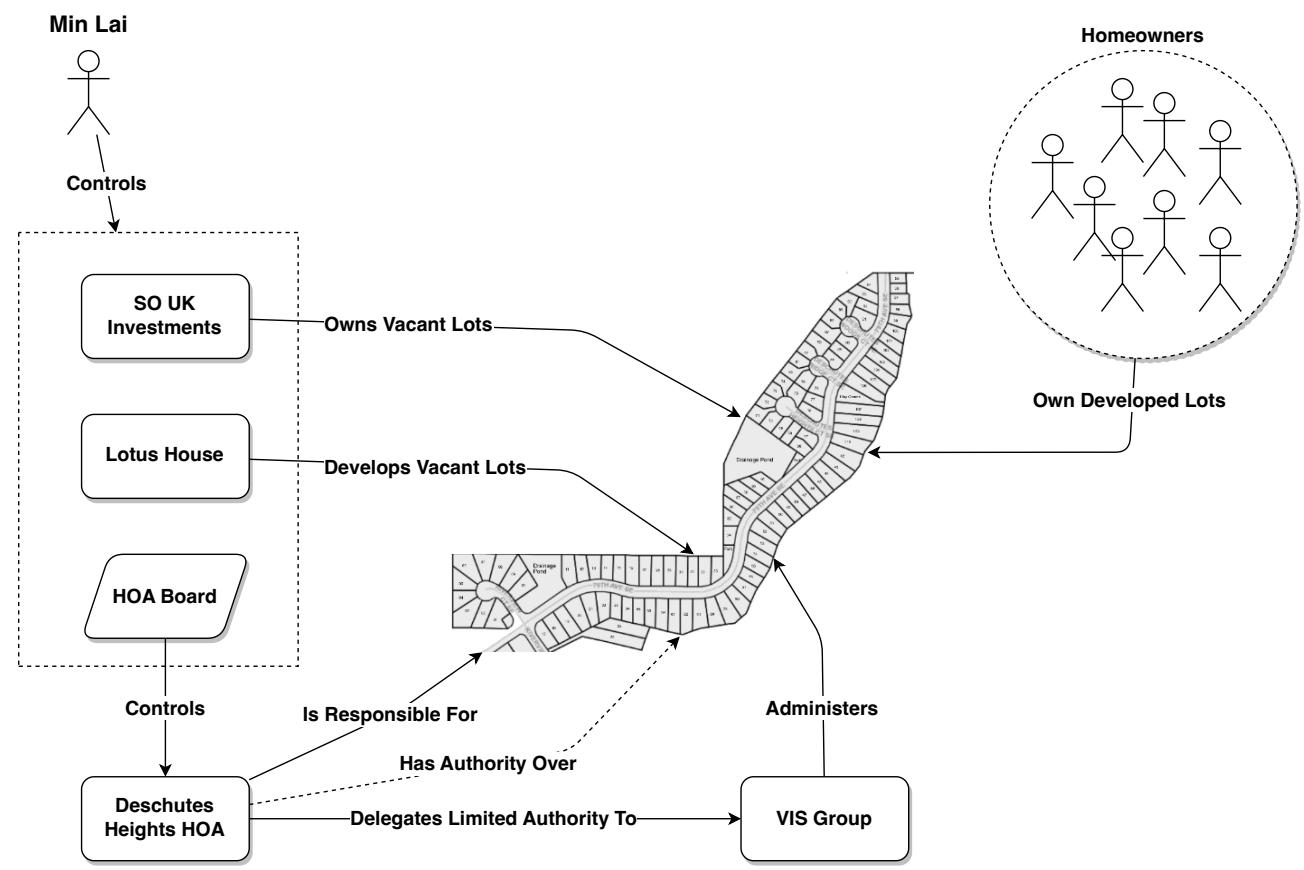
**2026**  
Homeowners take  
board control.

## *Cast*

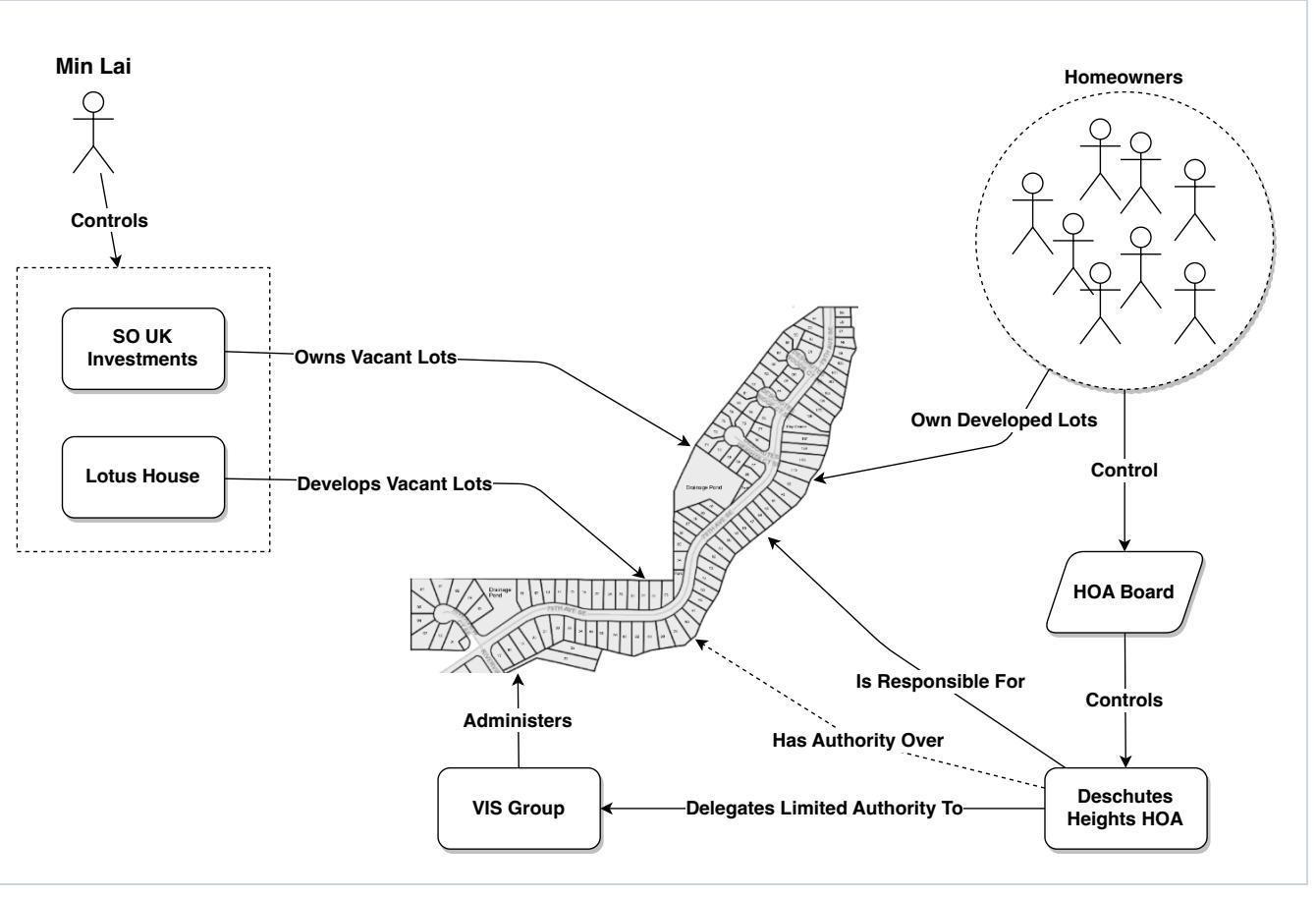
- **Deschutes Heights HOA** - Nonprofit corporation (founded 2011) created to maintain common areas; powers and limits come from statute and the Declaration (CC&Rs).
- **The Board** - Directors who control the HOA on behalf of the members.
- **Min** - Individual residing in NY; family acquired the land;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

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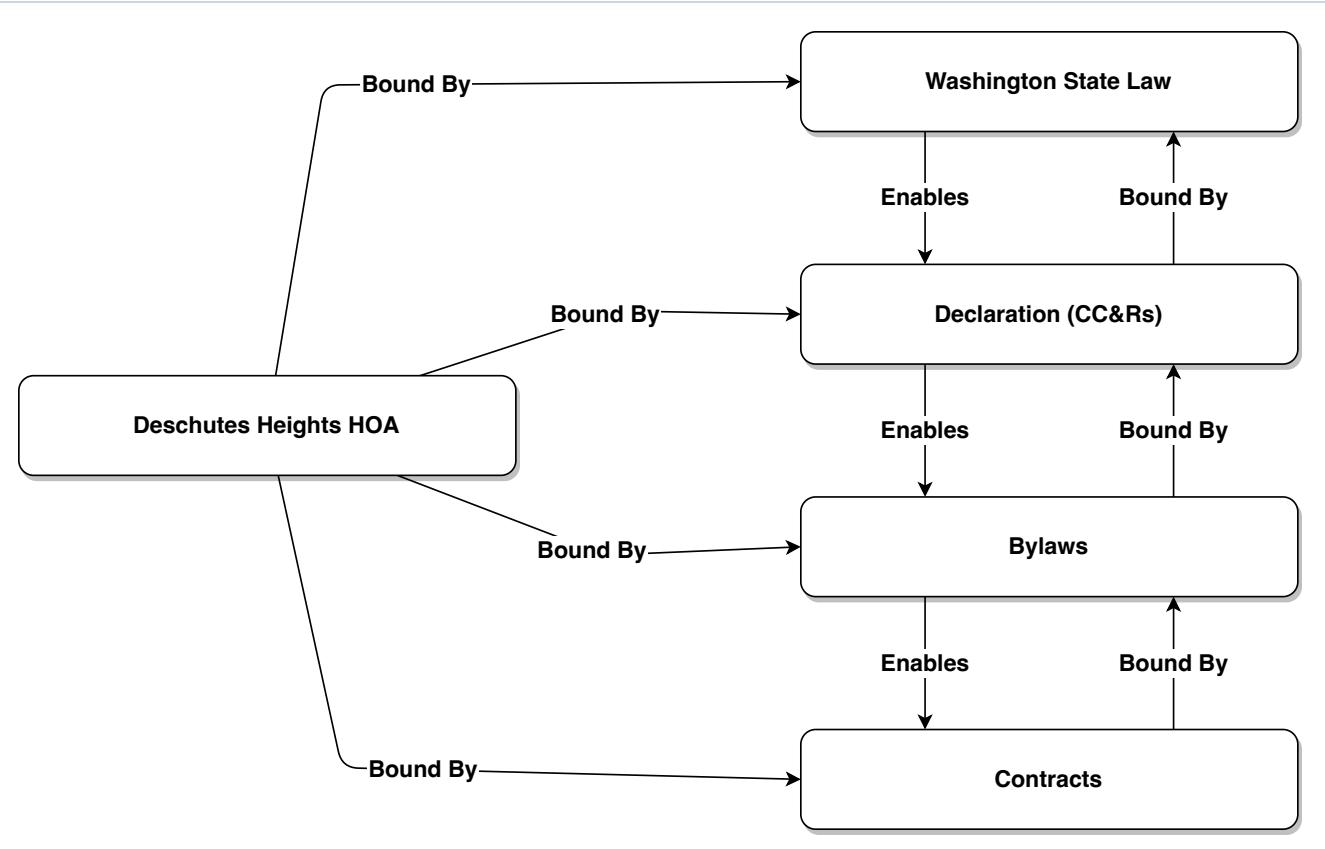
*Relationship Map: Homeowner Control Period (2026-)*



# 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.