**Cascades at Soldier Hollow HOA**

6/25/2019 Annual Meeting

* Welcome and Update:
	+ New Grounds crew Hernandez Yard Care has done great job. We had two landscape companies last year and switched to just one for this year to streamline communication.
	+ New mower for empty lots – greatly improved! The HOA paid for a mowing in May, but homeowners with empty lots will be required to either mow themselves or pay the HOA to handle it for them for the other two. $65 per mowing or $130 for the summer.
* Phase II Update:
	+ 3 lots are sold.
	+ Lowered prices 18-20% and have taken on builder partner
	+ Lot 73 and 90 will be model homes. Will work with DRC.
* Financial Overview
	+ Main increases from previous years:
		- legal- had to spend for Phase II contracts to ensure that they are incorporated correctly
		- Vacant Lot Mowing- spent more to make it look better. That fee is passed to vacant lot owners. This year the HOA paid for one already.
		- Lawn Care: increase due to sprinkler repair and testing. We don’t foresee any major increase or extra costs
* VOLT Update
	+ Postponed approval for at least another month. Looks like the power line location as is will be approved. City of Midway has postponed judgement until next meeting. H&L said they’d be happy to negotiate as far as burying power lines. In discussion with city on how to finance burying power lines. Litigation fees is a concern. People along the route if they will contribute their right away to the power company then that helps with 2-3 million of fees for Power company. We have never have seen cost to bury vs cost to put it up.
* Election of New Board Members:
	+ Clark Bruderer and Jennifer Llewelyn are our new board members.
* Non Preferred Builder Fee Elimination:
	+ A vote was held to determine if the HOA should remove the non-preffered builder fee of $5,000 (non-refundable) and instead move to a $10,000 construction compliance deposit that will be 100% refundable upon home and landscaping completion that meets the Design Guidelines.
	+ The vote came in at 42:1, a few more votes are needed to make this fully incorporated into the CC&R’s.