

**Annual Meeting**  
**Cascades At Soldier Hollow Home Owners' Association, Inc.**  
June 27, 2017  
Midway City Hall 7pm

Earl Norris, HOA President, welcomed everyone to the meeting and reviewed the agenda

Key Topics and Discussion items follow:

1) Kent Buie

- Presentation of proposal to develop Cascades at Soldier Hollow Phase II adjacent to Cascades at Soldier Hollow Phase I
  - 18, 1/3<sup>rd</sup> acre lots (18,000 square foot lots)
  - Plan to be a part of the Soldier Hollow HOA and abide by all CC&R's and Bylaws, as well as follow all architectural guidelines
  - New Ordinances required by City for the development:
    - Width of roadway: Currently the roads are 50 ft, but the City Engineer is now requiring 56 ft roadways. The engineer will allow for a 50ft road with an 18inch flat curb
    - Swells: not rock/gravel, but will sod instead
    - Access point to the neighborhood will have to be relocated to 970 South.
- There will be a Town Council meeting on July 12<sup>th</sup>, and residents are welcome to attend and express their opinion about the relocation of the entrance to the neighborhood. The relocation could possibly be postponed until completion of Phase II, but eventually the entrance will have to be relocated.

2) Introduction of Kami Moffitt of Cascades Property Management

Earl Norris

- Reach out to Kami for any issues, and she will get you in contact with the correct member of the HOA board. Kami handles all HOA payments and funds, so if you have questions regarding fees/dues contact her.
- Kami's contact info:
  - [kami@cascadespm.com](mailto:kami@cascadespm.com)
  - 3326 Red Shouldered Trail, Saratoga Springs, UT 84045
  - 801-836-5287

### 3) Power Lines Discussion

Kevin Payne, a member of the Midway City Planning Committee, reviewed some key points about the plan for new power lines in our area. This is based on incomplete information at this time and is to the best of Kevin's knowledge.

- High Power transmission lines to be placed through existing lines starting at the cemetery, straight south to Wards Lane, and then east to Stringtown Rd.
- These will be wood powerlines, but the height is unknown
- It is suggested that members of the community should contact the City Council with concerns about these power lines being placed in the Soldier Hollow neighborhood area.

Ron Lowrey is the HOA main contact for this effort and has arranged a meeting for interested community members with the Midway City Mayor and a representative from Heber Valley Power and Light on July 18 at 7 pm in the Midway Community Center. Anyone who is interested in this is encouraged to attend.

### 4) Projects Completed in the Past Year

Earl Norris

- Cobble Stones placed on inside of common area loop
- Completed installation of a playground
- Path repairs- only major issues on trails repaired this year

## 5) HOA Update

Earl Norris

- 2 new homes completed
- 10 houses under construction
- 25 occupied lots
- 35 vacant lots
- DRC: Working hard to make sure the neighborhood is looking great. Go to the DRC before you meet with an architect to reduce changes that may have to be made in the building process. Summit Engineering is acting as a non-partisan voice on the DRC.
- Ponds/Common Areas: Two ponds are down right now. One for pump repair, and one needs a pump replaced. These should be fixed in the next month. The fish that died will be replaced. Cattails will be taken care of in the next month.

## 6) Financial Report

Gunther Branham

- Reviewed projected income and expenses for 2017
- Monthly HOA dues raised to do more maintenance and area improvement projects in the future.

## 7) Homeowner Discussion and Questions:

- Can the home owners receive a list of who owns each lot?
  - Will review this for privacy concerns and provide this information if possible.
- Discussed an entry sign into the neighborhood.
  - The Board will take this as an action item.

## 8) Election of New Board

The following board members were elected:

- Gunther Branham - President
- Ryan Miller - Secretary
- Nancy Dance - Treasurer
- Rick Chatwin
- Matt Magleby

Subsequent to the meeting board roles, per above, were determined.