

Board of Trustee Meeting Minutes

Cascades at Soldier Hollow HOA

March 29, 2016 7:00 pm

885 S. White Water Way, Midway UT

Present:

Earl Norris, Jill Ringger, Steve Davis, Doug Dance, and Ron Lowrey. Also present was Natalie Krall from Arches Property Management

Ron Lowrey called the meeting to order.

1. Reviewed the presentation from Warren and Marilyn Clark regarding adding trees approx. every 40-50 feet to the main streets through the subdivision to form tree lined boulevards. It was determined that the trees would have to have a consistency in size and could only initially be planted on common area and finished lots. Vacant lot owners would be required to add the trees when they constructed their home. At the time they build, they would be given an allowance for trees but would be required plant trees of a similar size as the current trees. The board supported this proposal but felt that because of the cost it would require a special assessment. Therefore, the board approved presenting it to the members in the June member meeting. In the meantime, Steve will create a planting plan and cost estimate as well as visit with Mark Hendricks regarding an easement on their property for trees. Warren and Marilyn will be invited to present the proposal to the members.
2. Doug Dance gave the attached status on the cash balances in the HOA's bank accounts. It was determined that there is approx. \$20,000 available for repairs, maintenance, and landscaping improvements.
3. The Current status of Lot 17 landscaping was reviewed. It was determined that because of the failure of the lot owner to install landscaping last year as he had committed, the lot owner will be given until July 1, 2016 to install landscaping or be found in violation of the CC&R's and will be fined. This action was approved unanimously.
4. Unanimously agreed to have Arches send a violation notice to the Will & Paula Dardis, lot 44 for installing exterior materials (roof and windows) without receiving written approval from the DRC and instruct them that such violation is in place until they receive written approval for their exterior materials or remove the unauthorized materials.
5. Agreed to have Arches send a courtesy notice to the Taylors regarding the dogs in the ponds; agreed to have Arches send a request to the Whitby's encouraging them to find a way to prevent their dog roaming in the neighborhood.
6. The current list of rules and fines were reviewed. It was determined that the board would give suggestions for additional rules for notice and discussion at the next board meetings
7. The board reviewed the Design Guidelines that were approved by the Declarant on March 21, 2016. A hearing was held and there were no comments from members. The board unanimously approved the Design Guidelines as approved and recorded by the Declarant, Wasatch Mountain Development LLC.
8. The board unanimously ratified its earlier support for the Clason's plat amendment application to combine lots 18 & 19.
9. Earl reviewed the landscaping and pond maintenance bids from three vendors. The Board unanimously approved B&R Landscaping for mowing and irrigation services and gave authority to Earl and Ron to negotiate with final pricing with Spectrum and Green Acres and select between them the vendor they both feel meets our quality and service requirements.

10. Projects Approved for the coming year:
 - a. Add berm next to the Ashworths
 - b. Repair the leak in the stream behind the Taylors
 - c. Enhance the pump and flow in the stream behind the Halversons
 - d. Remove the elk damaged trees
 - e. Coordinate with the city to repair the snowplow damage
11. Jill reviewed the bids for installing a playground. The lowest bid was \$32,800. It was determined that Doug would review an alternative from an earlier project and report back on an alternative price. Because of the cost it was also determined that at this price level it would require a special assessment. It will be discussed at the June member meeting.
12. Ron reported on the Design Review Committee. The board determined that 2 additional members would be appointed and authorized Ron and Doug to move forward with these appointments.
13. The annual member meeting was set for June 28 at 6 pm at the Wasatch County Library.
14. The next board meeting was scheduled for June 14 at 7 pm at Ron's home.

The Meeting was adjourned at 8:30 pm.