

ANNUAL MEETING  
CASCADES AT SOLDIER HOLLOW HOMEOWNER'S ASSOCIATION, Inc.  
June 26, 2018  
Midway Community Center

Gunther Branham, HOA President, welcomed everyone to the meeting and reviewed agenda. Those in attendance briefly introduced themselves.

Key Topics and Discussion items follow:

- Major 2017-2018 Activities
  - Tremendous amount of work in adopting Phase II into our HOA, including an amendment to our CC&R's
  - Two of our current vendors are no longer in business so work required to replace them.
- Phase II Update
  - Kent Buie told of current status, handed out sales brochures and illustrations of plan for the new main roundabout entrance.
  - The contractor is very thorough, so timeline longer than initially planned but all inspections have been passed. Curbs, etc. are expected to be poured in a couple of weeks.
  - By end of July the roads are to be in and landscaping to begin.
  - Plan to have acceptance of the project by the first week of August.
- Financial Status Update
  - Ryan Miller presented current status.
- Maintenance Update
  - We lost this vendor so are looking for someone to do ponds, weed control, trimming of bushes and trees, sprinklers and mowing.
  - Ponds are difficult to keep functioning and it has been difficult to find a qualified vendor: the electrical is not well protected from the sprinklers so this needs to be addressed, algae difficult to treat if not regularly treated, leaks in the lining occur, leaves need to be cleared, etc.
  - Removing the pumps from ponds over the winter would help preserve them.
  - Some ponds have always worked better than others. Discussed the possibility of making some dry beds, making some or all less deep, making some into streams with no pond.
  - Roads: Matt Magleby talked with the city and they are to repair our roads this summer.
  - Dry spots in the grass and other maintenance items. Email Gunther Branham if you see a problem.
- VOLT power line Update

- Ron Lowrey has done a tremendous amount of work on this. There is now much more transparency with what Rocky Mountain Power is doing. In many cases they do not have the necessary easements to put in bigger power lines. The current agreement is a great fiscal benefit to Rocky Mountain Power and Heber Light and Power, so they could fund burying the power lines. Our financial support is greatly needed and appreciated.
- Open Discussion
  - A desire for a shelter by the playground was requested. Rick Chatwin agreed to research options and costs.
  - A desire for a community pool was also requested. Katy Bunker agreed to research options and costs.
  - More discussion on the ponds. No one expressed desire for dry beds. Options discussed were:
    - Adopt a pond, i.e. keep it clean. As one person said, “I’d rather adopt a pond than lose a stream and pond.”
    - Create a list of work needed and which pond/ponds seem most in need of repair/attention.
    - Hold a neighborhood cleanup day and picnic this summer.