

Minutes of the Board of April 23, 2015 Board of Trustees Meeting for
Cascades At Soldier Hollow Home Owners' Association, Inc.

The meeting of the Board of Trustees of this corporation was held on 6:00 pm April 23 at 885 S. Whitewater Way, Midway.

Present at the meeting were the following people:

Ron Lowrey, Chairman

Doug Dance, secretary

Earl Norris

Jill Ringer (who joined at item 5 on the agenda)

Absent was Steve Davis

all of above are designated as directors/Trustees of this corporation.

Natalie Krall from Arches Property Management was also present.

1. The chairperson announced that the meeting had been duly called and determined that a quorum was present, that appropriate notice of the meeting had been given by email to all directors on April 7, 2015 and that notice of the board meeting was posted for the membership on the HOA website April 8, 2015.

2. Financial Review. Doug reviewed an updated projection for 2015 Revenues and Expenses that shows a projected surplus of \$8,000. The board reviewed and discussed all past due assessments.

3. There was a discussion on the mowing of vacant lots. The following was resolution was presented:
Resolution for a \$40 Special Assessment for Vacant Lot Owners.

It is proposed that there be a special assessment to all vacant lot owners of \$40 to pay for a one-time mowing to be done in June on all vacant lots. A lot owner may opt to do this themselves and would be exempt from this assessment but the owner would need to inform Arches Property Management that they were opting out no later than May 20, 2015 and mow their lot no later than June 15. Notice of this assessment would go out with this month's statements and would appear on the June 1 statement.

This motion was unanimously approved by all present.

4. As noticed in the CascadesHOA.org website on April 7, 2015 with a copy of the proposed revisions to the Architectural Design Guidelines attached, the following resolutions were considered:

Resolution to increase the deposit for Architectural Review Costs from \$250 to \$500.

It is proposed the Board of Trustees raise the deposit as described in Section 8.5.c of the CC&R's from \$250 to \$500 and that this deposit is due as described in the Architectural Design Guidelines. This is effective immediately upon adoption.

Resolution to adopt the revised Architectural Design Guidelines.

It is proposed that the Board of Trustees adopt the revised Architectural Design Guidelines as attached effective immediately unless otherwise described in the CC&R's or Architectural Design Guidelines.

These resolutions were approved unanimously by all present.

5. A discussion was held on the Miller home soffit and fascia color and it was the unanimous opinion of the Board that it was not monochromatic with the home and needed to be replaced. Ron will communicate this to the DRC.
6. There was a discussion on the various projects and issues in the HOA. Doug reviewed the mulch added around the ponds. Ron reviewed the pond start-up and repairs, and clean-up on lot 48. It was determined that the developer would pay for the removal of the concrete and asphalt and Rob would level out the lot. Doug will turn over the trail warranty work to Steve. Earl will follow up with Spectrum regarding trimming the trees on the trails.
7. The Board unanimously approved the following additional expenditures: \$2,200 for an entrance sign to be placed in the roundabout (coordinated by Ron); Up to \$1,000 for vole control devices and chemicals (to be coordinated by Doug), \$4,000 for trees and landscaping (to be coordinated by Jill).
8. The Board set Saturday, June 6 as the neighborhood planting and clean-up party. Jill will plan and coordinate the materials.
9. Natalie will follow up on noticing specific residents based on complaints received: the Engelbrights about their dog roaming free and the Higginsons about their RV left out on their driveway. She will also send a general reminder to all residents about not parking on the streets and the requirement that all dogs need to be on leashes.
10. There a discussion about potentially raising the HOA monthly assessment but it was determined that the board would not take any action on this now.

Motion was made for adjournment and was approved unanimously.

Meeting was adjourned.



Douglas Dance, Secretary