

CASCADES MEADOWS
ANNUAL MEMBER MEETING MINUTES
August 8, 2016
6:00 pm

Rollcall—6:00 pm

In attendance:

- Ben and Ashley Marsden (Lot 6)
- Mike Davis (Lot 1)
- Chet Thomas (Blue Pine Homes, acting board president)
- Natalie Krall (Arches Property Management)

Introduction

Chet Thomas, acting board president

HOA Update

- ***Sprinklers:*** Spectrum fixed zones by Lot 6. Water pressure is still a problem because filtering system isn't strong enough, and a new power source needs to be created. Power box will be near Lot 1. Several sprinkler heads need to be replaced or adjusted.
- ***Trails:*** crack sealed and resurfaced, they just need to be approved by the city's engineer.
- ***Grass ripped up by snow plow:*** city inspected and said developer needs to have a 2 ft. road base between road and beginning of grass
- ***Lamp post repair:*** Natalie from Arches to find vendor for this
- ***Dead trees:*** Drip lines aren't working in some areas and need to be assessed by Spectrum so we can then replace dead trees
- ***Vole infestation:*** Natalie from Arches to find vendor for treating voles in some of empty lots

- ***Native landscaping:*** needs to be sprayed by Spectrum for weeds again. Sprinkler system needs to be more robust first so more than one zone can be watering at a time.

Spectrum Landscaping Action Items:

1. Go through every sprinkler zone and check for broken heads, adjustment problems, filter issues, etc. Give HOA a report and make repairs
2. Add sprinklers to common area by trail loop near Ben's house (Lot 6) so Ben can lay sod there. Ask Ben Marsden for details.
3. Go through all the drip lines and check for issues and clogs in the system
4. Install new power source and connect to sprinkler system
5. Connect sprinkler zones by the Fenton's house to the rest of the sprinkler system (see photo from Chet for reference)
6. Install hydraulic self-cleaning filter system for sprinklers
7. After sprinklers are all cleared and filter system is installed, spray for weeds in the native areas
8. Replace tree supports that Spectrum mowers have broken

Arches Action Items:

1. Contract vendor to fix lamppost on far corner of the development
2. Contact vendors for rates for vole extermination; choose a vendor and send them over

Blue Pine Action Items:

1. Manage installation of benches and garbage can near playground
2. Replace dead trees once the drip line is running smoothly
3. Coordinate with Spectrum to add more sprinklers in common area by trail loop near Ben's house (Lot 6) so Ben can lay sod there.