

Cascade Meadows 2019 Annual Member Meeting

June 19, 2019

- Common Area Concerns:
 - Dead Tree Removal and tree trimming – Kami will follow up with Action/Riley in regards to removing/replacing trees and trimming existing trees. (4 trees)
 - Light Post – The new light has been ordered.
 - Picnic Table and landscaping around the gazebo and sides – picnic tables are in.
 - The drip line will be looked at Action, and repaired.
 - Broken slabs on parking pads – we will re-visit this before Blue Pine turns everything over to the HOA.
 - Insurance for playground – Kami is working on getting a copy of the policy to send out.
 - Native grass areas: Action will mow down native grass areas, and then spray for weeds. Kami will talk to them about mowing the native grass monthly.
 - Action will be doing a native grass mowing next week, and will do one at the beginning of each month moving forward. The cost to bag the weeds will be an additional \$1,000. Is that an expense the neighborhood wants to pay for? Action feels that with fertilization along with the pressure of the tractors running through the area to mow, that the weeds will not blow throughout the neighborhood. They do not feel bagging is necessary, but if we want them to do it the will for \$1,000.

- CC&R Review:
 - Parking and Storage: No vehicles can be parked in the street or common parking spaces for more the 48 hours. – Kami will work with Riley about establishing a fee schedule/procedure.
 - RV's, boats, trailers, mobiles homes, campers, commercial vehicles, and motor homes must be must be in an enclosed area, not viewable from the street. – See attached CC&R's. Kami will work with Riley on wording, so that it is clear that vehicles are fine as long as they are not on the street.
 - Do not drive or park in any common area space – ex. Driving over common space to park large vehicles (boats, trailers, RV's)

- Budget Review:
 - Current amount in the HOA account: \$10,126.93
 - See attached annual Budget
 - Do you want to raise HOA dues? – A new reserve analysis will be \$950. According to Utah laws a reserve analysis needs to be conducted every 6 years, so another does not technically need to be done again. I have attached the 2015 reserve analysis that was done.

- Please note that Blue Pine re-did all the trails in 2016. Also, Blue Pine will re-do the road slurry prior to turning it over to the HOA.
- Contact info:
 - Kami will send out an email confirming everyone wants to be in the address book.