

**Cascade Meadows  
Annual Member Meeting 2025  
Meeting Minutes**

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**Date:** April 17, 2025  
**Time:** 7:00 PM  
**Location:** Zoom  
**Meeting ID:** 850 4393 3606

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## **1. Call to Order**

The meeting commenced with casual conversation about the weather and technical issues. Shelby shared a link to the sign-in sheet and asked participants to fill it out. Nine homeowners were present, establishing a quorum.

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## **2. Roll Call**

- **Homeowners present:** 9 (Quorum established)
  - **Note:** Some participants experienced connectivity issues, and interruptions were expected.
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## **3. Management Report**

- **Financial Overview:**
  - The board discussed the management report and reviewed the current financial status.
  - **8% annual dues increase** approved through 2031.
  - Challenges with recent road repairs and unexpected irrigation costs were noted.
  - The reserve funds are lower than recommended, leading to consideration of options to address this, including possible larger dues increases or contributions from new residents.

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## 4. Financial Report: Year-End Review

- **Balance Sheet for 2024:**
  - Operating/Reserves as of 3/31/24: \$20,609.05
  - Operating/Reserves as of 3/31/25: \$17,125.03
- **Budget Review:**
  - YTD budget-to-actuals performance was discussed.
  - Emphasis on ensuring better financial management in upcoming periods.

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## 5. Unfinished Business

- **Review of 2024 Meeting Minutes:**

The minutes from the 2024 Annual Meeting were reviewed and approved.

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## 6. New Business

### Contracts in Place

- **Landscaping:**

The contract with Curtis Landscaping for services from April to November was discussed. This includes mowing, edging, pre-emergent treatments, chemical spot treatments, and tree trimming at a cost of \$1,591 per month.
- **Irrigation:**

The contract with Frog Bottom for sprinkler system checks, repairs, and winterization was discussed. The cost is \$110 per hour, plus materials.
- **Pest Control:**

Nature's Balance pest control services for common area bowls and pocket gophers were reviewed, at a cost of \$335 in the fall and spring.

- **Snow Removal:**  
No new snow removal contract has been finalized for the coming year. The previous year's cost was \$1,300 per month from November to March.

### **Board Seat Nomination and Election**

- **Nomination Process:**
  - Nominations were accepted from the floor.
  - **Nominee:** Patrick Smith was nominated and accepted.
  - **Rescinded Nomination:** The nomination for Don Taylor was rescinded.
  - The updated ballot was sent out to homeowners for voting.

### **City & Plat Map Updates**

- **Subdivision Driveways:**
  - Tom provided an update on issues with the driveways and the builder's violations. Discussions are ongoing with the city regarding these matters.
  - The board is working to get the plot map updated and resolve easement issues.

### **Irrigation Updates – Pad Lot Homes**

- **Pad Lot Owners' Fees:**  
The issue of pad lot owners being billed for irrigation and mowing services was discussed. New information was provided by Mike Kohler, suggesting a yearly fee of \$1,783, which he would accept at \$1,500. Further decisions on handling this increase and outstanding balances are pending.
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## **7. Open Forum**

- **Transfer Fee Increase Proposal:**  
Rick suggested increasing the transfer fee from \$400–\$500 to \$1,000, with Michael supporting the idea of possibly setting an even higher fee. The discussion focused on how this could help

alleviate the financial challenges of the HOA.

- Shelby clarified that Utah law allows for both transfer fees and reinvestment fees.
  - **Other Community Concerns:**  
Discussions on legal paperwork transitions, city interactions, and developer-friendly laws were held. Tom raised concerns about missing documents and ongoing issues with the Wasatch County Recorder's system.
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## 8. Next Meeting Date

- **Next Annual Members Meeting:** April 23, 2026, at 7:00 PM
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## 9. Adjournment

The meeting was adjourned following the discussions on next steps.

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## Next Steps

- **Tom & Kathy:** Follow-up meetings with Mike Kohler to resolve irrigation billing issues.
- **Board:** Propose and prepare for a community vote on the transfer/reinvestment fee increase.
- **Shelby:** Distribute the voting link for the election and send out the meeting recap to homeowners.
- **Kathy:** Send individual messages to pad lot owners regarding their irrigation payment status.
- **Board:** Explore potential additional fees that could benefit the HOA's budget.
- **Tom & Kathy:** Circulate alternatives for the transfer/reinvestment fee approach to homeowners for feedback.
- **Board:** Follow up with the city regarding road inspection documentation and bond release issues.
- **Board:** Continue discussions with the city about HOA responsibilities and potential relief options.

- **Tom:** Find the clause regarding transfer/reinvestment fees in the HOA documents.