

Meeting Summary for Annual Members Meeting 2025 - Cascade Meadows

Apr 17, 2025 06:54 PM Mountain Time (US and Canada) ID: 850 4393 3606

Quick recap

The meeting began with casual conversation about the weather and technical issues, followed by a review of the management report, financial status, and budget for Cascade Meadows HOA. The board discussed various contracts, including landscaping, sprinkler repair, pest control, and snow removal, and addressed issues related to the subdivision's infrastructure and interactions with the city. The team also discussed the transition of legal paperwork, billing issues, and the possibility of increasing transfer fees to address the community's financial challenges.

Summary

Casual Weather Discussion and Sign-In

The meeting begins with casual conversation about the weather and technical issues. Shelby shares a link to a sign-in sheet and asks participants to fill it out. The group discusses the recent weather, including rain, snow, and wind. As more people join, they decide to start the meeting with nine homeowners present making a quorum. Some participants mention potential connectivity issues and the possibility of interruptions from grandchildren. The group engages in friendly banter while waiting for everyone to sign in and get settled.

Cascade Meadows HOA Financial Review

The board reviews the management report, financial status, and budget for Cascade Meadows HOA. They discuss the 8% annual dues increase through 2031, recent road repairs, and unexpected irrigation costs. The board acknowledges that the reserve funds are lower than recommended by studies and considers options to address this, including potentially asking for larger increases or having new residents contribute. They also debate the cost-effectiveness of the current snow removal contract and discuss upcoming contract reviews for landscaping and other services. Ab Jenkins asked about the reserves and the monthly amounts collected.

Landscaping and Sprinkler Contracts Discussed

In the meeting, Kathy discussed the landscaping contract with Curtis landscaping, which includes mowing common areas and wild grass, edging, pre-emergent treatments, fertilizer, aeration, chemical spot treatments, and bush and tree trimming. The contract is from April to November and costs \$1,591 per month. They also discussed the sprinkler repair contract with Frog Bottom, which includes system start up, checks and repairs every two weeks, and winterization of the common area (\$550). The cost is \$110 per hour plus materials. There was a discussion about the responsibility for repairing broken irrigation boxes, with a note to follow up with Mike Kohler for clarification. Pest control is handled by Nature's Balance, with treatments for common area voles and pocket gophers. The cost is \$335 in the fall and spring. Snow removal is not yet contracted for the next year, but the cost was \$1,300 per month from November to March in the previous year. The community is considering a more specific contract for snow removal.

Board Seat Nomination and Election Process

Shelby initiated the nomination and election process for the open board seat, accepting nominations from the floor and closing the nomination section. Ab seconded the motion to move forward with the process. A nomination for Don Taylor was rescinded and a nomination was also made for Patrick Smith, which was accepted. The voter ballot was updated and will be sent out for the remainder of the homeowners. The meeting then shifted to updates from the city, with Tom being asked to provide a summary.

Homeowner Issues With Subdivision Driveways

Tom discussed the issues faced by homeowners in their subdivision, which was initially built by Blue Pines. The builder had violated several city and state laws, leading to a complex situation. Tom also mentioned that the builder had left them with little money, and they were now responsible for maintaining the driveways, which were designated as common areas. He also highlighted the issue of a dropped driveway due to improper soil compaction during the fire hydrant relocation. The city had inspected the situation and found no leaks, but the problem persisted.

Infrastructure Issues and City Interactions

Tom provides an update on ongoing issues with the neighborhood's infrastructure and interactions with the city. He explains that there are challenges understanding the plot map, particularly regarding driveways, and that they've requested the city to update it. Tom also reveals that no inspection records for the roads can be found, which is problematic as the city won't take it on. The

homeowners association is pushing the city on these matters, including the release of the builder's bond without proper documentation. Tom and Kathy have met with a city board member, Kevin Payne, to discuss these concerns, and follow-up meetings are scheduled. The situation is complex, involving easement issues and potential unfair treatment of homeowners regarding reserves and road maintenance responsibilities.

Developer-Friendly Utah Laws and HOA Responsibilities

Tom discussed the challenges of managing developer-friendly Utah laws and the concept of PUDs, which allow cities to encourage development without maintenance responsibilities. He raised questions about the proper amount of funds that should be in the account when a homeowners association is handed off and the responsibility of the builder until the homeowner takes over. Ab added that he had a discussion with Blue Pine about pad lots, where people purchasing the pad lots paid a premium for lawn maintenance, but this premium did not come back to the HOA. Tom also mentioned that the reserve over three years had an optimistic forecast for snow removal. The team agreed to continue pushing for accountability from the city and to bring up these issues in future discussions.

Legal Paperwork Transition and City Issues

Tom and Kathy discussed the transition of legal paperwork from the original builder to the current HOA, with concerns about missing documents and unresolved issues. They also discussed the PUD agreement, which they found to be lacking in termination language and transition details. Tom mentioned his efforts to access the Wasatch County Recorder's system to track down missing documents. The team also discussed their interactions with Kevin Payne, a city official, with Michael expressing concerns about his helpfulness. Tom suggested that if the city does not engage in dialogue about the issues raised, they may need to seek legal representation. He encouraged any homeowners with documentation that pertains to any of these situations regarding the work with the city and the plat map to forward them to the board.

Pad lot Owners' Irrigation and Mowing Fees

The team discussed the ongoing issue of pad lot owners being billed for irrigation and mowing services, which they believed should be covered by the common area fee. They met with Mike Kohler, who provided new information on the acreage and suggested a new fee of \$1,783 yearly, which he would accept at \$1,500. The board needs to decide how to handle the increase in the HOA fee and the outstanding balance of \$900 owed by some pad lot owners for irrigation services.

Billing Issue With Water Supplier

Tom and Michael discussed a billing issue with a water supplier. The supplier had sent a quote reconciliation, but Tom and Michael had several questions about the bill. They were also concerned about the supplier's attempt to retroactively bill them more than they had paid the previous year. Tom suggested a meeting to discuss the matter and possibly find a better outcome. Michael proposed the possibility of paying the outstanding balance over a certain period of time. They also discussed the need for fairness for the pad lot owners, who have different payment situations. Tom suggested a reduced fee for the pad lot owners. They also discussed the issue of metering for the pad lot owners, which is not yet implemented.

Increasing Transfer Fees for Cascade Meadows

The group discusses the possibility of increasing transfer fees for homeowners in Cascade Meadows. Rick suggests raising the fee from the current \$400-500 to \$1000, arguing that it would help address the community's financial challenges without significantly impacting sellers. The board considers this proposal, with Michael expressing interest in potentially setting an even higher fee. Shelby clarifies that Utah law allows for both transfer fees and reinvestment fees, with the latter capped at 0.5% of the property value for covenants recorded after March 16, 2010 unless the property is part of a large master planned development (defined as an approved development of at least 500 acres or 500 units). The group acknowledges that increasing these fees could provide additional funds to support the community's needs.

Transfer Fee and HOA Budget Discussion

The meeting involved discussions about the transfer fee and its potential increase. The board considered changing the term from "transfer fee" to "reinvestment fee" to better align with market practices. They also discussed the possibility of introducing other fees that could benefit the HOA's budget. The team agreed to propose a change and allow the members to vote on it over a few days. They also discussed the irrigation fee and how to handle it, with plans to send out information to each pad lot. The voting link for the 2025 Cascade Meadows Election was sent out to the homeowners, and the team agreed to keep the voting open for a week, ending at midnight on 4/24/25. The conversation ended with plans to send out a recap email and to look forward to getting a new board member by the end of next week.

Next steps

- Tom to find the clause regarding transfer/reinvestment fees in the HOA documents.
- Tom and Kathy to meet with Mike Kohler to discuss and clarify irrigation billing issues.
- Board to propose changes to the transfer/reinvestment fee and prepare for a community vote.
- Kathy to send individual messages to pad lot owners regarding their irrigation payment status.
- Shelby to send out voting link for new board member election via email to all homeowners.
- Shelby to send out a recap email of the meeting discussion to all homeowners.
- Board to explore potential additional fees that could benefit the HOA's budget.
- Tom and Kathy to circulate alternatives for the transfer/reinvestment fee approach to homeowners for feedback.
- Board to follow up with the city regarding road inspection documentation and bond release issues.
- Board to continue discussions with the city about HOA responsibilities and potential relief options.