

**MINUTES OF A MEETING OF THE BOARD OF TRUSTEES OF CASCADES AT  
SOLDIER HOLLOW HOA HELD VIA ZOOM ON JULY 14, 2022**

Present via Zoom:           Mark Angelos  
                                  Ralph Carpenter  
                                  Darci Gillett  
                                  Whitney Peterson

Absent:                       Phil Perkins

**Chairman, Secretary and Due Constitution**

With the consent of the Trustees, Mr. Peterson acted as the chairman and secretary of the meeting. Pursuant to Section 6.3 of the Bylaws, a quorum of the Trustees being present, the meeting was duly constituted to transact business.

**Notice Waived**

Upon motion duly made and seconded and unanimously carried, the Trustees agreed that notice of the Meeting was waived, and any business transacted at the meeting would be valid and legal as though notice had been duly given.

**New Board Members**

It was noted that Mr. Angelos and Mr. Carpenter had been elected at the HOA's annual meeting (held on June 28, 2022) to serve three-year terms on the Board of Trustees, replacing Mr. Bruderer and Ms. Llewelyn. In connection with their election, the new Trustees members were encouraged to familiarize themselves with the CCRs and the By-laws. Their fiduciary duties were explained to them, and they acknowledged that they understood the same.

**Election of Officers for 2022-2023**

It was noted that pursuant to Sections 8.2 and 8.3 of the HOA's By-laws, HOA officers are to be elected at the first Trustees' meeting following the annual meeting. An election was held among the Trustees. Mr. Peterson was elected to serve as President and Secretary, Mr. Perkins was elected to serve as Vice President and Mr. Carpenter was elected to serve as Treasurer, each for a term of one year.

**Updates**

Mr. Peterson provided updates on the following:

1. The new development immediately to the West of the HOA received permission from Midway City to hook into the City's sewer lines that are located within the HOA. The developer will connect to the public sewer lines in an area set aside on the HOA plat map as a Public Utility Easement. The Developer must restore everything to its original condition once it finishes its work.

2. As outlined at the annual meeting, the HOA has scheduled crack filling and trail sealing for August 3-5, 2022, for all the trails in the HOA. Everyone must stay off the trails until they are fully cured.
3. Mr. Bruderer proposed pond maintenance every 2-3 years at an estimated cost of \$5,000 per pond, for a total of \$45,000. At this point, such a cost seems prohibitive. The Board expressed the opinion that this issue should be referred to the full HOA membership.
4. A group of residents have requested that dead trees be replaced in the HOA. Mr. Peterson and Mr. Bruderer have examined the issue and have discussed possible solutions with Mr. Hernandez, who maintains the HOA common areas. The Trustees voted to take action as set forth below.
5. Mr. Peterson noted that the HOA's budget is available in PayHOA, and the Trustees should have full access to view the budget and expenses.
6. Mr. Peterson briefed the Trustees on issues concerning game courts and fences in the HOA.
7. The HOA will sponsor a morning of service on August 20, 2022 to beautify the old entrance (where Stringtown Road meets Cascades Parkway). The HOA will also host a potluck that same evening at 6:00 p.m.
8. It was noted that important items could be listed on the HOA Calendar found in PayHOA.

RESOLVED, after discussion, it was decided that the Board would establish a committee entitled the Tree Replacement and Beautification Committee ("Committee") to evaluate and take a holistic approach to replacing trees and maintaining the beauty of the HOA. The Board allocated \$2,000 from the 2022 budget for tree replacement, with a promise to evaluate the status of other budget line items to see if more money could be allocated in 2022. Mr. Angelos agreed to head the Committee and to liaise with and obtain approval from the Trustees before any actions were taken.

### **Termination**

On motion duly made, seconded, and unanimously carried, the meeting was terminated.

*Whitney E. Peterson*  
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Whitney E. Peterson –President and Secretary