

MINUTES OF A MEETING OF THE BOARD OF TRUSTEES OF CASCADES AT SOLDIER HOLLOW HOA HELD VIA ZOOM ON OCTOBER 22, 2020 AT 8:00 PM

Present via Zoom: Clark Bruderer
Darci Gillett
Philip Perkins
Jennifer Llewelyn
Whitney Peterson

Present with the consent of the meeting: Kami Davis

Chairman, Secretary and Due Constitution

With the consent of the Trustees, Mr. Bruderer acted as the chairman of the meeting and Mr. Peterson acted as the secretary. 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.

Approval of the Minutes of the Board of Directors' Meetings

After discussion, on motion duly made, seconded and unanimously carried, the minutes of the Board of Trustees ("Board") meetings held on August 20, 2020, September 3, 2020, and September 17, 2020 were approved and the Secretary was authorized to evidence such approval by signing the minutes and placing them in the minute book and on the HOA's website.

Discussion Regarding Tall Foundations

The issue of overly tall foundations in Phase II was again discussed. After discussion, the Board unanimously voted that given the information provided by the new-construction plumber, another meeting with the developer of Phase II be scheduled to discuss the issue and possible solutions.

Financial Report by Mr. Peterson

Mr. Peterson presented a financial overview of the HOA via PowerPoint and excel spreadsheets. The presentation included the historic profit/loss of the HOA since 2015 (records prior to that time were not available) and the financial issues currently facing the HOA. The Board discussed a number of options to return the HOA to financial health, including increasing monthly HOA dues, special assessments and/or cutting HOA expenses and services. After a vigorous discussion, the Board determined that Mr. Peterson would make his presentation to the full HOA

membership and the membership would vote as to method and manner that the HOA would proceed going forward.

Noxious Weed Abatement/Mowing Empty Lots

Issues had arisen regarding how many times empty lots should be mowed to control weeds and other growth during the growing season. Certain lot owners had complained regarding the number of times their lots were being mowed and the cost associated therewith. It was noted that pursuant to Title 5 of the City of Midway's Codes and Policies, weeds on empty lots should be abated as frequently as necessary to avoid their spread.

After discussion, upon motion duly made, seconded and unanimously carried, the Board voted that in accordance with the City of Midway's Codes and Policies, growth on empty lots must be abated frequently. While the Lot owners were free to do this themselves; if they did not do it frequently enough, the HOA would do it for them and bill the Lot owner. As in the past, Lot owners shall be responsible to pay for any and all costs associated with complying with this regulation.

Linking Public Trails to the HOA's Private Trails

The issue of whether to link any public walking trails to the HOA's private trails was tabled. The Board unanimously agreed that this issue should be brought before all the homeowners in the same Special Meeting in which the financial plan is presented.

DRC Vacancy and Chair/Appointment of Jennifer Llewelyn as DRC Chairperson

Issues relating to the DRC were tabled. It was noted that there are currently only four (4) members of the DRC and that an odd number of members is preferable to avoid tie votes. It was also noted that the DRC did not have a chairperson. After discussion, the Board unanimously voted to appoint Jennifer Llewelyn to chair the DRC. The search for one additional DRC member would continue.

It was also noted that Mr. Bruderer will implement the previously approved Board action of excusing Summit Engineering from plan review and bringing the plan review function "in house" in order to save costs. Mr. Bruderer was to thank Mr. Johnston for his fine work and express the Board's gratitude. Also, Mr. Bruderer was to specially leave the possibility open for Mr. Johnston to return the DRC, if needed.

Termination

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

Whitney E. Peterson

Whitney E. Peterson, Secretary