

**MINUTES OF A MEETING OF THE BOARD OF TRUSTEES OF CASCADES AT  
SOLDIER HOLLOW HOA HELD VIA ZOOM ON NOVEMBER 19, 2020**

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

Present with the consent    Kami Davis, Desiree Ashworth, Kevin Brooks  
of the meeting:

**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.

**Direction of the DRC**

It was noted that several issues had arisen in the DRC and how the DRC interpreted the guidelines and CCRs. It was noted that past practice of the DRC may have been too restrictive. It was also noted that a majority of Lot owners had approved of a process of having an early meeting between the DRC and Lot owners to have them choose a particular style approved by the DRC before commissioning architectural plans. It was noted that there are two possible pathways Lot owners can follow with respect to their proposed homes: (i) a purest European style or (ii) a traditional European style. It was also noted that exceptions should be considered and allowed if the totality of the circumstances call for it.

**Combined Lots**

It was noted that the CCRs appear to require that every Lot pay monthly HOA dues even if they have two or more lots and those lots have been combined. Several lots in the HOA fall into this category but said Lot owners were usually only paying one monthly assessment. Divergent opinions were expressed by the Board so that no unanimous decision could be reached as to whether double Lot Owners should pay one or two monthly assessments. It was decided that a decision of this importance should be submitted to the full HOA for final determination. It was determined to add it to the agenda for the upcoming Special Meeting.

**Termination**

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

*Whitney E. Peterson*  
\_\_\_\_\_  
Whitney E. Peterson, Secretary