

**MINUTES OF A MEETING OF THE BOARD OF TRUSTEES OF CASCADES AT
SOLDIER HOLLOW HOA
HELD VIA ZOOM ON SEPTEMBER 3, 2020 AT 8:00 PM**

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

Present with the consent Kami Davis
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 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.

Issues Phase II Development

The issue of raised foundations in Phase II was again tabled. Certain current lot owners and potential lot purchasers desire to have ten-foot ceilings in their basements. The Phase II Developer installed the sewer line only seven (7) feet down. As a result, the basements cannot properly take advantage of drainage by gravity. Consequently, they would need to install sewer pumps in the basement to have ten-foot ceilings. One lot decided they did not want a sewer pump and opted to raise the foundation out of the ground 5 ½ feet. This lot had an exception from the DRC, but now other lots want to follow the same pattern, without appropriate HOA approval. As a condition to allowing the one exception, the HOA asked the Phase II Developer to agree to sewer pumps on all future houses. It appears that the Phase II Developer rejects such a plan.

After discussion, on motion made and duly seconded, the Trustees voted unanimously to further investigate this situation as a raised foundation of 5 ½ feet fundamentally changes the character and nature of the development. Specifically, the Trustees unanimously found that allowing houses that needed to raise its foundations in order to avoid installing a sewer pump would fundamentally alter the nature and character of the neighborhood in a manner that would violate the CRRs and damage the neighborhood.

Mr. Bruderer was empowered to speak with the Phase II Developer and inform him of the Trustees decision and begin negotiations on how to address the issue or to take other appropriate action.

Termination

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

Whitney E. Peterson

Whitney E. Peterson, Secretary