

**MINUTES OF A MEETING OF THE BOARD OF TRUSTEES OF CASCADES
AT SOLDIER HOLLOW HOA
HELD VIA ZOOM ON SEPTEMBER 17, 2020**

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

Present with the consent Kami Davis
of the meeting: Mike Johnston (for a special presentation)

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.

Trail Proposal (Mike Johnston)

Mike Johnston indicated that approval was being sought to develop the large property immediately to the West of the Cascades at Soldier Hollow. The project name is the Highlands at Soldier Hollow (“Highlands Project”). The Highland Project proposal includes developing a total of 23 large parcels (ranging 6.0 acres to 35 acres in size) on a 240-acre property. This is a rural/agriculture development. Roads are anticipated to be public, including public trails.

Wasatch County has requested, and the developer has offered, to connect a new paved trail to the current trail in the HOA running alongside Wards Lane. The Highlands Project will have a public trail along Highlands Parkway running north/south and connecting to the State Park road and trail system on the south boundary. The proposed new trail connecting to Wards Lane will extend West to meet the Highlands Parkway trail.

The developer is requesting that the Board allow it to connect the Highlands Project’s public trails to the Cascades HOA’s trail that runs East and West along Wards Lane. A number of concerns were expressed by the Board including increased parking and increased use of the HOA’s trail network. The Board determined to consider the matter further in order to flesh out the issues and make suggestions. The Board also determined that it might be wise to poll the HOA membership.

Following his presentation, Mr. Johnston exited the meeting.

Further Discussion Re the Foundation Heights in Phase II

A report was made by the Board members who met with Eldon Haacke and his architect at a Phase II site. After discussion, some of the facts seemed to still be in question. The Board determined to contact a plumber conversant in new home construction to help determine the relevant facts.

New DRC Members; Appointment of Mr. Perkins to DRC

It was agreed that the DRC needed new committee members, as there are currently only two committee members currently serving. The Board discussed the issue. Following discussion and on motion duly made and seconded, it was unanimously carried that Phil Perkins would serve on the DRC until such time as he resigned, was removed or his successor was duly appointed. It was also carried that Jennifer Llewelyn would contact others to determine whether they would be willing to serve on the DRC.

Update on Financial Analysis

Mr. Peterson reported on the status of the financial analysis. Mr. Peterson indicated that while he was working on the analysis, he needed more information in order to complete the financial analysis, including the analysis of current Reserve Account levels and funds necessary to ensure compliance with Reserve mandates. Mr. Peterson will work with Kami Davis to finalize the financial analysis before the next Board meeting in October. However, Mr. Peterson did report preliminarily that expenses for lawn care have dramatically increased since 2016 and that appears to be the driving force contributing to the HOA's financial weakness. It also appears that due to a change in lawn care companies, it was difficult to categorized expenses consistently year-over-year. Thus, certain assumptions will need to be made to complete the analysis. The possibility of sending out the HOA's lawn services for bid was also discussed.

Mr. Bruderer tabled a discussion of a subdivision-wide irrigation water filter that would filter the irrigation water as it came into the subdivision. This would help alleviate the need for frequent cleanings of the various smaller irrigation filters located throughout the subdivision and save costs over time. It was noted that such a subdivision-wide irrigation water filter would cost an estimated \$10,000. After motion made and duly seconded, it was unanimously decided that the expense of such a filter should be included in the financial analysis.

Proposal for HOA to take over Plan Review Associated with the DRC

Next, Mr. Bruderer tabled the proposal that the HOA take over the architectural plan review from Summit Engineering Group, Inc. ("Summit Engineering"). It was proposed that Rick Chatwin, Matt Magleby and Clark Bruderer share the duties of plan review. A discussion ensued with Board members asking questions and expressing opinions of the pros and cons of such a change. After discussion, on motion duly made and seconded, it was decided on a vote of four (4) Trustees in the affirmative and one (1) Trustee abstaining, that the HOA would take over plan review from Summit Engineering.

Termination

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

Whitney E. Peterson

Whitney E. Peterson, Secretary