

**MINUTES OF A MEETING OF THE BOARD OF TRUSTEES OF THE CASCADES AT
SOLDIER HOLLOW HOA HELD VIA ZOOM ON AUGUST 25, 2022**

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

Absent: Phil Perkins

Also present: Clark Bruderer

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.

Approval of the Minutes of the July 14, 2022 Board of Trustees' Meetings

After discussion, on motion duly made, seconded and unanimously carried, the minutes of the Board of Trustee's ("Board") meeting held on July 14, 2022 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.

Presentation by Clark Bruderer

Mr. Bruderer made a presentation to the Board regarding the state of the maintenance of the Common Areas. The in-coming irrigation water is dirtier than he has ever seen it, which clogs the filters, causes low water pressure and plugs sprinkler heads, thereby requiring the HOA to buy new heads. Mr. Bruderer asked the Board to make a formal complaint in writing to the Irrigation Board asking them to better filter the water before it gets to the HOA. Mr. Bruderer also requested the Board approve a phased cleaning of three ponds in the HOA per year. Mr. Bruderer believes the ponds will look better and the cleaning will remove certain noxious weeds that are hard to remove otherwise. Mr. Bruderer has received a quote for \$5,000 per pond. He suggested the Board raise HOA dues \$15 per month to cover the cleaning of three (3) ponds per year. The Board will consider Mr. Bruderer's proposal and respond to him.

Following his report and recommendation, Mr. Bruderer exited the meeting.

Change to the Board's Plan to Sell a Small Parcel of Common Area to the Angelos Family

It was discovered that a small piece of HOA common area contiguous with Lot 38 that had been overgrown with weeds for years belonged to the HOA. The land had not been grassed or improved with HOA sprinklers. It was noted that to do so would cost the HOA time and expense for no real benefit as the land abuts the Southern border of the HOA in an area no one is likely to use. Consequently, the Board had voted to sell the land to the Angelos family (owners of Lot 38). However, before the sale could consummate, Mr. Angelos informed the Board that he had learned that the City of Midway will not allow the HOA to sell any portion of common area land to a third party. As a result, the sale cannot go forward. However, Mr. Angelos informed the HOA that based on the previous Board approval, he had laid sprinkler pipe, installed sprinklers and seeded the area. The Board decided that it was in everyone's best interest not to require Mr. Angelos to remove the seed or sprinklers and that the Board would not challenge or require Mr. Angelos to ever remove the sprinkles from that portion of the common area so long as he continued to maintain it.

RESOLVED, that so long as the owner of Lot 38 maintains the area, the HOA shall not require the owners of Lot 38 to remove the improvements made thereon. This resolution is subject to amendment by the relevant governmental authority.

Report

Mr. Angelos, the chairman of the Tree Planting and HOA Beautification Committee, gave a report on the status of the tree planting and beautification plans for Phase II with the Board asking questions and Mr. Angelos responding.

Termination

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



Whitney E. Peterson –President and Secretary