

**MINUTES OF A MEETING OF THE BOARD OF TRUSTEES OF CASCADES AT
SOLDIER HOLLOW HOA HELD VIA ZOOM ON JUNE 14, 2021**

Present via Zoom: Clark Bruderer
 Darci Gillett
 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. 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.

Review and Approval of the 2021 HOA Budget

Mr. Peterson presented a proposed budget to the Board for the calendar year 2021. The budget was based on historic revenues and expenses. The HOA revenue from HOA dues could not be calculated with precision due to the fact that several lots in Phase II are still owned by the developer and therefore it is unclear when those lots will be sold and the owners will start paying dues.

After discussion by the Board, upon motion made, duly seconded and unanimously carried, it was resolved that the Board approve the 2021 HOA budget and present said budget to the membership of the HOA for their information at the annual meeting to be held on June 30, 2021.

Discussion Regarding CCR 7.5

A discussion ensued regarding the interpretation and enforcement of CCR Section 7.5, concerning the prohibition of recreational vehicles in the neighborhood for more than 24 hours without being completely enclosed in a garage. This has been a difficult issue for the HOA over the years with the enforcement sometimes leading to bad feelings among the HOA membership. The Board determined that the rule was important to long-term property values in the HOA and should remain as written, but also recognized that there are practical realities to being able to use a recreational vehicle, including the impracticality of picking it up and dropping it off at an off-site storage facility each day and the fact that many recreational vehicles require prep time (including hooking them to power) both before and after use. The Board also determined that in

many instances, that the core underlying concern was the uncertainty regarding how long the recreational vehicle would remain in the neighborhood. The Board believes that if a date certain was known when the vehicle would leave the neighborhood, there would be less stress regarding the existence of the recreational vehicle in the first instance and less complaints from the membership.

As a result, the Board determined it would grant variances from the rule for up to a week. The person desiring to have the recreational vehicle in the neighborhood should contact the Board (and perhaps their neighbors also) to request permission for the vehicle to be there for a week and acknowledge that the vehicle will be moved after a week. The Board would also consider other variance requests on a case-by-case basis. The goal being to have the rule stand and be enforceable, but to also recognize the practical reality that goes with using recreational vehicles. The Board determined to discuss the Board's decision at the annual meeting on June 30, 2021.

Guiding Principles

Mr. Peterson presented a series of guiding principles for adoption by the Board. After discussion, the Board determined to adopt the guiding principles for application within the HOA and to present them to the membership at the annual meeting on June 30, 2021. A copy of the guiding principles are attached to these minutes as Exhibit A.

Termination

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

Whitney E. Peterson

Whitney E. Peterson, President & Secretary

Exhibit A

Guiding Principles for the Cascades at Soldier Hollow HOA, June 30, 2021

1. We desire our HOA community to reflect the the area in which we live – peaceful, beautiful and harmonious
2. We care for and look out for one another
3. We treat each other with courtesy and respect
4. We wish to preserve and protect each other's investment in the HOA
5. We practice sound fiscal management
6. We strive for unity in our decision making
7. We understand and adhere to the CCRs