

Community Preservation Association

Homeowners Association

BOARD MEETING MINUTES

Date: April 27, 2018, Time 2:00 P.M. MDT

The following members of the management committee were present:

Will Pratt, Board Member
Bob Martino, Board Member (via phone)

The following other persons were present:

Melyssa Davidson, Attorney, Wrona - Dubois
Allen Woll, Property Manager, Sea to Ski
Charlie Robbins, Property Manager, Sea to Ski
Rick Shapiro, Rustler Owner
Vietas XXXXX, Rustler Owner
Jamie Allen, Glistening Ridge Owner

The meeting was held at the Conference Room of Wrona – Dubois, 1745 Sidewinder Drive, Park City, Utah 84060.

Quorum.

Two of the three board members were present. A quorum was established. Excused absence for board member Tony Martino.

Meeting Called to Order

The meeting was called to order by Will Pratt at 2:03 PM.

Comment Period

The owners in attendance were given the opportunity to ask questions and make comments:

- Rick Shapiro thanked the board for holding the Rustler community meeting the day before and walking the attendees through the HOA's financials, expense allocations and answering their questions.
- Rick asked about piles of dirt that may have been left by GCD. Will mentioned he would look into the situation and have Allen Woll address if needed.
- Jamie asked about a water meter (or backflow preventer) that was recently installed at or close to 1174 East Lasso Trail. Allen Woll would look into and report back.

Financial Update

Charlie Robbins provided financial information for the first quarter of fiscal 2018. The attendees reviewed the information provided. The light snow year helped keep expense under budget for the first quarter. Charlie answered various financial questions from the attendees.

Old Business

Will reminded the attendees that nightly rentals are not allowed at any of the developments within Hideout and that includes Rustler. The minimum rental period is 90 days. Melyssa informed the group violators would be fined. Any legal fees incurred by the HOA to enforce this rule will be assessed to the violating homeowner. A second reminder regarding the rental restriction will be sent out to the community during the month of June.

New Business

Charlie mentioned landscape maintenance and weed abatement will begin shortly. Rick asked if the HOA could send out a schedule to community regarding the dates of weed control applications. Charlie told the attendees a schedule will be sent out on Monday the 30th.

Will led a review of the recently revised Design Guidelines. The board voted to approve the guidelines as presented. Melyssa mentioned a current copy of the Guidelines can be found on the HOA's Dropbox site.

Will proposed a non-exclusive easement should be granted for a shared driveway on a lot on Lasso. Bob made a motion to approve and Will seconded the motion. Motion approved.

Charlie suggested the annual HOA meeting be moved from the month of September to November, so the upcoming budget would be more accurate. All attending board members agreed with the idea and the annual meeting will now be held in November.

Adjournment

A motion was made by Will Pratt and seconded by Bob Martino to adjourn the meeting. The motion passed unanimously. With the Board Meeting adjourned at 2:35 PM and an Executive Session was held.

Certification of Approval

I hereby certify that the aforementioned minutes were approved by the Management Committee on May 9, 2018.

Signed:

Charles F Robbins
Property Manager for HOA

