

Community Preservation Association

Homeowners Association

BOARD MEETING MINUTES

Date: December 1, 2017, Time 3:00 P.M.

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, Sea to Ski
Deborah Larsen, Sea to Ski
Phil Rubin, Owner
Vytas Rupinkas, Owner
Rick Shaprio, Owner
Larry & Sara Goldkind, Owner
Scott Dubois, Owner Representative
Bill Bartlett, 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 3:01 PM.

Open Meeting/Owner Comment

Consistent with Utah law, the owners in attendance were given the opportunity to ask questions and make comments: Topics of owner comments and questions included the following:

- Notification of potential damage done by City snowplow and plow service contract by The Rustler HOA. Allen will notify Kent at the City and Jason at Rustler about the damage done during the last snow event.

Review and Approve 2017 Annual HOA Meeting Minutes

The board and attendees reviewed the minutes for the 2017 Annual HOA Meeting. Bob Martino made a motion to approve the minutes and Will Pratt seconded the motion. Motion passed and minutes were approved.

Review and Ratify Amended Design Guidelines

The board voted to ratify and approve the recently amended design guidelines. Bob Martino made a motion to ratify the amended design guidelines and Will Pratt seconded the motion. Motion passed and minutes were approved.

Old Business

Charlie Robbins reminded the attendees that nightly rentals are not allowed at any of the properties within Hideout and that includes Rustler. The minimum rental period is 90 Days. Violators will be fined. Some of the overages in this year's legal expense can be directly attributed to enforcing the no rental policy.

Charlie Robbins also reminded the attendees of the HOA's collection policy that owner accounts more than 120 days delinquent will automatically be turned over to the HOA's attorneys who will begin collection proceedings, including but not limited to recording notices of liens.

New Business

No new business was discussed

Adjournment

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

Certification of Approval

I hereby certify that the aforementioned minutes were approved by the Management Committee on December 7, 2017.

Signed:

Charles F Robbins
Property Manager for HOA