

Community Preservation Association

Homeowners Association

BOARD MEETING MINUTES

Date: FEBRUARY 28, 2017, Time 2:00 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, Property Manager, Sea to Ski
Barbara & Richard Lafayette, Rustler Owner
Chris Byer, Forevermore Owner
Dan & Mary MOUTHAN, Owner
Bob & Marnie Nadelberg, Silver Sky Owner
Doug Egerton, Rustler Owner
Sara & Larry Goldkind, Overlook Owner
Jeff & Gwen Wetzel, Rustler Owner
Pam Stone, Rustler Owner
John Luna, Silver Sky 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:

- Chris Byers asked for additional weed control for the upcoming spring and summer months as well as landscape maintenance at the island on Forevermore Court.

- Larry Goldkind asked about the amended CC&R documents. Melyssa informed the group the amended CC&R's can be found on the community Dropbox.
- Sara Goldkind asked who were the board members
- One of the owners in attendance asked when the community would be turned over to the owners. Melyssa informed the group the developer will turn over the development when the last lot is sold.
- Will informed the attendees he is currently working on a trail map of CPA area trails and will post it to the community Dropbox when it is complete
- Allen Woll introduced himself and provided his contact information
- The attendees all expressed their satisfaction with the snow removal efforts this winter season. Charlie mentioned that we might develop an RFP for snow removal for next season, in hopes of bringing overall snow removal costs down.

Financial Update

Charlie Robbins provided financial information for fiscal 2106 as well as an update on YTD 2017. The attendees reviewed the information provided. Charlie reported the HOA is currently in the final stages of approving the 2017 budget. Charlie answered various financial questions from the attendees.

Old Business

Will informed the attendees of the various updates to the DRC Guidelines underway. The revisions, once completed, will be posted on the HOA's Dropbox site for Owners to see.

New Business

Melyssa 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.

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 March 6, 2017.

Signed:

Charles F Robbins

Property Manager for HOA