

COMMUNITY PRESERVATION ASSOCIATION HOMEOWNERS ASSOCIATION

MINUTES OF ANNUAL HOMEOWNERS ASSOCIATION MEETING

Wrona DuBois, PLLC
Conference Room

Date: Monday, November 19, 2018, Time 3:00pm.

The following members of the management committee were present:

Will Pratt

The following other persons were present:

Owners:

Jeff Wetzel

Phil Rubin

Natalie Dean

Claudia & Bruce Woelfle

Randy & Kathy Minck

Richard Latayette

Tony Matyszczyk

Gary Thompson

Dan & Mary Mouthaan

Robert Hedges

Bill Bartlett

Ralph Severini

Mark Rubin

Jon Dalton

Marilee Arrow

Rick & Michele Bolduc

Brent Fernandez (via telephone)

Ed O'Rourke (via telephone)

Chris Baer (via telephone)

Hilton Gertner (via telephone)

Bret Rutter (via telephone)

Sophia Robertson (via telephone)

Others in attendance:

Charlie Robbins (Sea to Ski) (via telephone)

Melyssa Davidson (Attorney)

Deb Larsen (Sea to Ski)

Teri Hoenstine (Sea to Ski)

Allen Woll (Sea to Ski)

Deb Larsen (Sea to Ski)

Jenni Webster (Minute Taker)

Meeting Called to Order at 3:05 pm

The meeting was called to order by Melyssa Davidson.

Proof of Notice / Waiver / Consent

Written notice of the meeting was given on 10/29/18 by email to each member of the Association. A copy of the notice is attached hereto.

Signed _____

(Person witnessing or providing Notice)

Quorum/Call for Proxies:

A quorum was established with 28 owner representatives (6 proxies).

Approval of prior Meeting Minutes.

The minutes of the 2017 Annual meeting were reviewed. A motion was made by Will Pratt to approve the 2017 meeting minutes. The Motion was seconded and approved unanimously.

Financial Review – 2017 YTD.

Charlie Robbins of Sea to Ski led a review of the 2018 YTD financials.

2019 Budget.

A discussion was led by Mr. Robbins regarding the 2019 budget.

Property Report.

A discussion was led by Mr. Woll regarding the maintenance and progress of the property throughout the Association.

New Business.

(a) *The Board reminded everyone that nightly rentals are not allowed within the Association. This also includes room rentals.*

(b) *A discussion was held reminding all owners within the Association that they are subject to restrictions to leasing. The Board reminded everyone that this is a residential community and there are restrictions on short term rentals. If you are aware of short-term rentals within the community, please let the Association know so the Board can follow up on it.*

(c) *A discussion was held regarding rental of the pocket parks. The Association will not be renting out the pocket parks for private functions at this time. The Board will reevaluate this decision at a later date. Also, alcohol is prohibited within the pocket parks.*

(d) *The Board has prepared and approved an application form for release of performance deposit. This should help facilitate the release of performance deposits. This form*

will soon be available on the website.

(e) A discussion was held regarding making payments by credit card. The Association now requires all transaction fees charged by credit card companies be the responsibility of the owner making the payment.

(f) The Association has a new website www.communitypreservationassociation.com. This website contains all documents from the old Dropbox link, plus more. The website also contains the email addresses and phone numbers of the employees of Sea to Ski (property manager).

Homeowners Forum.

Discussions were held regarding flying an American Flag in the community, the DRC process, and request to change meeting time.

Adjournment

Meeting was adjourned at 4:18pm.

Certification of Approval

I hereby certify that the aforementioned minutes were approved by the Board of Directors on (Date of meeting at which minutes were approved).

Signed:

Officer or manager