

# Community Preservation Association Homeowners Association

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## **BOARD OF DIRECTORS MEETING MINUTES**

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Date: November 19, 2018, Time 2:00 P.M. MDT

The following members of the Board and management committee were present:

Bob Martino, Board Member (via phone)  
Will Pratt, Board Member  
Charlie Robbins, Property Manager, Sea to Ski  
Melyssa Davidson, Attorney, Wrona - Dubois  
Allen Woll, Property Manager, Sea to Ski  
Teri Hoenstine, Property Manager, Sea to Ski  
Deb Larsen, Bookkeeper, Sea to Ski

The following Owners were present at the meeting:

Paul Ziegler  
Ed O'Rourke  
Ride Boldoc  
Jenelle Parnell

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 Melyssa Davidson at 2:01 PM. Will also welcomed those attending.

### **Budget**

The Board discussed the proposed 2019 budget. Bob Martino moved to approve. Will Pratt seconded. Budget approved.

### **DRC Form**

A release of compliance deposit form has been created. This form will be posted on the new HOA web page.

### **Collections**

Everything is moving forward on collection of 30 accounts. For those accounts that are past due 90 days or longer, they are turned over to Wrona for collections and Liens.

### **CPA Website**

The website is up and operational. An email blast will be sent to all owners after Annual meeting with link.

Motion to close open session at 2:11pm and move into Executive Session.

### **Executive Session**

Board discussed Executive Session business. Executive Session adjourned at 2:23pm

### **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**

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. A second reminder regarding the rental restriction will be sent out to the community during the month of June.

### **Certification of Approval**

I hereby certify that the aforementioned minutes were approved by the Management Committee on November 19, 2018.

Signed:

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Teri Hoenstine  
Property Manager for HOA