

COMMUNITY PRESERVATION ASSOCIATION HOMEOWNERS ASSOCIATION

MINUTES OF ANNUAL HOMEOWNERS ASSOCIATION MEETING

Red Rock Brewing Company
Meeting Room

Date: *Thursday, August 31, 2017, Time 5:00pm.*

The following members of the management committee were present:

Robert Martino

Will Pratt

The following other persons were present:

Owners:

John Colligan

Russell Jex

Michael Stone

Lee Osborne

Rick Shapiro

William and Lisa Bartlett

Robyn Farrant

Laura Davis

Nicholas Smith

Christiane Hartley

Kenneth Block

Phillip Rubin

Erin Bawol

Donald Murphy

Dan and Mary Mouthaan

Tom and Jodi Overson

Stacey Harris

Natalie Dean

Kathy Mink

Jamie Allen

Shelia Geisler

Robert and Carrie Lasich

Joel Pieper

Christine Baier

Richard Lafayette

Pamela Davey

James Wahl

Paul Bordelon

Barry Donaher

Others in attendance:

Charlie Robbins (Sea to Ski)
Melyssa Davidson (Attorney)
Ellis Maxwell (Shield Balance Investigations – Security)
Scott Larsen (Sea to Ski)
Gary Moe (Sea to Ski)
Deborah Larsen (Sea to Ski)
Jenni Webster (Minute Taker)

Meeting Called to Order at 5:04 pm

The meeting was called to order by Will Pratt.

Proof of Notice / Waiver / Consent (if required - if meeting dates are established in advance non notice may be required - must confirm requirements in CCR's)

Written notice of the meeting was given on August 8, 2017 by first class U.S. mail and 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 31 owner representatives.

Approval of prior Meeting Minutes.

The minutes of the 2016 Annual meeting were reviewed. The minutes were previously approved.

Financial Review – 2017 YTD.

Charlie Robbins of Sea to Ski led a review of the 2017 YTD financials. Copies of the 2017 financials were made available to all the attendees.

Proposed 2018 Budget.

A discussion was led by Mr. Robbins regarding the 2018 proposed budget. Copies of the 2018 budget were made available to all the attendees.

Property Report.

A discussion was held regarding the progress throughout the Association.

Property and Association improvements:

- *Restored and enhanced the landscape at entry area and roundabouts.*
- *Created a CPA trails group.*
- *Initiated a seasonal trail maintenance program.*
- *Implemented a bi-annual newsletter for owners.*
- *Established weed control and spray program.*

- *Established a presence at all Hideout town meetings.*
- *Provided oversight of inspection of exterior for new homes and landscaping.*
- *Managed building packages and files regarding new home plans, along with weekly inspections and site visits.*

Administrative progress:

- *Prepared and finalized the Amended and Restated CC&Rs.*
- *A Dropbox account has been established for the Associations records and relevant documents. If there are documents missing regarding the Association, a written request will be required for the Association to provide them.*
- *Adopted a new collection policy.*
- *Adopted Amended Design Guidelines.*

New Business.

- Local realtor, Scott Larson, gave an overview of the current real estate market for Hideout Canyon and Soaring Hawk. Development east of Jordanelle Reservoir and within the association continues to grow.*
- The Board gave a friendly reminder that nightly rentals are not allowed within the Association. This also includes room rentals.*
- A discussion was held regarding the Association's new collection policy related to delinquent accounts.*
- A discussion was held regarding Assessments. The Association will be assessing quarterly to assist in reducing administration costs.*
- A discussion was held regarding the Associations new bi-annual newsletter.*
- A discussion was held regarding the Association's Trail and Pathways Map. The map includes existing paved paths, trails and planned trails. It also includes trail etiquette. This map will be updated over time when new trails are established.*
- A discussion was held regarding the revised design review guidelines. The Board has been engaged in updating the design guidelines to make them clearer, as well as, revising the language to match the CC&R's, updating to accommodate new technology and adding new contemporary building materials. These guidelines will be formally adopted at the next board meeting.*

Homeowners Forum.

Discussions were held regarding highlights of the new design guidelines; design review standards; streamlining the design review process; allowing owners to pay their assessment through automatic withdrawal; landscaping; dust from new development; weed control; maintaining pathways and trails; green space being available for owner use; coordinating with sub- associations; and the golf course.

Adjournment

Meeting was adjourned at 6:13pm.

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