

Community Preservation Association

Homeowners Association

BOARD MEETING MINUTES

Date: June 28, 2017, Time 2:00 P.M.

The following members of the management committee were present:

Will Pratt, Board Member
Bob Martino, Board Member

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
Gary & Karen Thompson, Owner
Phil Rubin, Owner
Rick Shaprio, Owner
Dave Merrell, Owner
Dan & Mary Mouthann, Owner
Elizabeth Shaffer (attorney for owner Tim Schoen)
Scott Larson, Realtor at Berkshire Hathaway

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 2:01 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:

- the weed control schedule and the notification plan for spraying weeds.

- the plans for commercial buildings.
- the currently serving board members.
- the reinvestment fees collected this year and
- the possibility of allowing quarterly installment payments for assessments.

Financial Update

Charlie Robbins reported most of the YTD expenses are falling in line with the budget with exception of snow removal and legal fees. Charlie informed the attendees there will most likely be budget adjustments and increases to the HOA dues for all the developments within Hideout for 2018. The exact amount is not yet known.

Old Business

Will 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.

New Business

Scott Larson with Berkshire Hathaway provided an update on the Park City real estate market. Scott reported the current local market is experiencing a strong trend in terms of sales volume and pricing. Scott also mentioned there is a natural push eastward from Park City toward the Jordanelle and beyond.

A change in the HOA's collection policy was explained to the attendees and ratified by the board. The HOA's attorney, Melyssa Davidson, informed the attendees that under the HOA's collection policy, 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.

The Board is considering producing and distributing a community newsletter. It is anticipated by the Board that an initial publication would go out on a trial basis beginning in or around September. A website for the HOA is being considered by the Board as part of the long-term plans for the HOA.

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 July 3, 2017.

Signed:

Charles F Robbins
Property Manager for HOA