

Community Preservation Association Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

Date: December 17, 2019, Time 1:30 P.M. MST

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

Will Pratt, Board Member
Kate McChesney, Board Member
Melyssa Davidson, Attorney, Wrona - Dubois
Charlie Robbins, Property Manager, Sea to Ski
Teri Hoenstine, Property Manager, Sea to Ski

The following Owners representing Overlook and Glistening Ridge were present at the meeting:

Hilton Geartner
Sara Goldkind
Bruce Woelfle
Dave Gorrell – Glistening Ridge Owner

The meeting was held at the Blair Education Center of the Park City Hospital, 900 Round Valley Drive, Park City, Utah 84060.

Quorum.

Two of the three board members were present. A quorum was established. Excused absence for board member Bob Martino.

Meeting Called to Order

The meeting was called to order by Will Pratt at 1:31 PM and welcomed those in attendance.

Homeowner Comment

Three owners from Overlook made a request on behalf of the Overlook community to have an Overlook owner be placed on the board along with a proposal to reduce their current dues by removing many of the amenities (like exterior maintenance and staining) currently being provided by the HOA. The owners present asked if the HOA had received the certified letter

containing their request. Will acknowledged receipt of the certified letter and informed the attendees he would discuss the requests with the master developer and get back to them. Melyssa informed the attendees that Hideout is still under control of the master developer and HOA control will not likely be turned over to the respective community(s) until the developer has completed the full build out of Hideout and its developments.

Budget

Charlie Robbins provided financial information through November 30, 2019. The attendees reviewed the information provided. After the current financials were reviewed and discussed, the Board reviewed the proposed 2020 budget. There is not a dues increase proposed for 2020. Will Pratt made a motion to approve the 2020 budget as presented. Kate McChesney seconded. Budget for 2020 approved.

Property Report

Teri Hoenstine provided the property report. Highlights of her report included:

- New/upgraded lighting at the Soaring Hawk and Hideout entrances were installed. According to the installer, the upgraded lighting is much more weather resistant. There also appears to be a vandal who is unplugging the power cords to the entrance lights at Hideout. Sea to Ski will continue to monitor the situation. Maybe install a battery-operated camera if the situation persists.
- Additional trees and shrubs were planted in the fall of 2019
- Crack seal applied to 11 driveways at Overlook and 4 areas of common area asphalt was removed replaced
- 11 homes had the exterior stained at Overlook
- The HOA installed another mile and a half of trails near Shoreline development

Collections

Melyssa provided an update on the settlement agreements with two owners who have been in significant arrears. Agreements have been reached with both parties to resolve the outstanding debt. Teri mentioned all accounts that are past due 90 days or longer are turned over to Wrona for collections and liens.

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.

New Business

The attendees discussed the recently installed fiberoptic lines in and around the Hideout

communities and if the HOA could review the current obligation with its cable provider to see if there are options available to improve service and/or pricing. Charlie Robbins said he would review the HOA's current obligations to see if there are any feasible options for the HOA and owners.

CPA Website

The website is up and operational. Teri continues to add information to the site. The website address and password are included with owner invoices. Teri mentioned she will be going through the highlights of the website during the annual meeting later today.

Voting

Three separate action items were voted upon by the board members:

1. Will made a motion to revise the language for the Holiday Light rule. Holiday decorations are permitted within a reasonable amount of time before and after the related holiday. No holiday decorations shall be attached to the exterior of a unit or lot if the size of the decoration or method of attachment could cause damage to the exterior of the unit or lot. The installation and display of winter holiday lights on the exterior of a unit or lot is permitted only from December 1 to March 31. Kate seconded the motion. Motion approved.
2. To cover increasing expenses related to the DRC submittal and review process, Will made a motion to increase the DRC Fee from \$.95 to \$1.20 per SF. Kate seconded the motion. Motion approved.
3. Will made a motion to authorize the HOA board to look into a possible acquisition of the Hideout golf course by the HOA. Kate seconded the motion. Motion approved.

Adjourn Open Meeting

Will made a motion to close the open session and move into Executive Session. Kate seconded the motion. Open session of the Board Meeting was concluded at 2:10 PM.

Executive Session

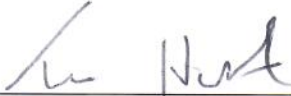
Board discussed Executive Session business.

Executive Session adjourned at 2:40 PM.

Certification of Approval

I hereby certify that the aforementioned minutes were approved by the Management Committee on December 23, 2019

Signed:

A handwritten signature in black ink, appearing to read "Teri Hoenstine", written over a horizontal line.

Teri Hoenstine
Property Manager for HOA