

Community Preservation Association Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

Date: May 8, 2019, Time 2:00 P.M. MDT

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

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

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.

Meeting Called to Order

The meeting was called to order by Charlie Robbins at 2:00 PM. Will also welcomed those attending.

Update on 2019 Q1 Financials

Charlie Robbins went over the Q1 2019 financials. Despite the increased snow removal expense, the HOA is on solid financial footing for the first quarter of 2019.

Property Report

Allen Woll updated the board on the progress of new premium LED lights being installed at the main Hideout entrance and the Soaring Hawk entrance. The new lights will perform better, be more reliable, and will save the HOA money over the long run.

The landscaping vendor has completed the spring clean up throughout Hideout. They are in the process of replacing 3 dead trees at entrance. The entrances have also been bark mulched. Russian sage is being added to main entrance and daisies are being added Overlook entrance.

Weather permitting, spraying for noxious weeds will take place in next few weeks. When spraying timeframes are confirmed, they will be posted on the CPA website and the town will be notified.

No Nightly Rental Reminder

A reminder of the rule regarding nightly rentals will be posted to the CPA website. Sea to Ski will periodically check rental websites for any nightly rental postings. Teri has been monitoring, and we have not had any recent problems with nightly rentals.

New Design Review Committee Change Request Form and Fee

The new form is for any proposed modifications to an existing Hideout home or home that has received Final DRC Approval. The fee is \$250.00. The form will be posted on the CPA website and is included as an attachment with these minutes.

Insurance Renewal

Charlie reported to the board the general liability coverage, umbrella and D&O policies are in the process of being renewed.

The premiums are pretty much the same as last year.

Melyssa confirmed general liability coverage for Deer Water, Rustler and Shoreline is not required because there is no HOA common area to maintain at those respective development/sub associations.

Reserve Study

The board discussed the current reserve study and wants to make sure the future study considers the varied material, age and remaining service live(s) of the Overlook decks and that the decks were not all lumped into a singular service life category.

Melyssa confirmed the roofs at Overlook are the owners responsibility to maintain and not the HOA.

Melyssa will provide Charlie with the contact information for a company in Colorado that preforms reserve studies.

Owner Comments

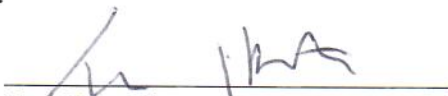
Rick Shapiro, Rustler, called Sea to Ski earlier in the day and wanted to suggest that the approved timeframe for having Holiday Lights be changed to reflect the Ski Season, not the Holiday season. The board took Rick's suggestion under advisement and Melyssa will review the current HOA documents to see what regulation currently exists and will report back to the board.

Meeting adjourned at 2:47pm.

Certification of Approval

I hereby certify that the aforementioned minutes were approved by the Management Committee on May 8, 2019.

Signed:



Teri Hoenstine
Property Manager for HOA