

COMMUNITY PRESERVATION ASSOCIATION HOMEOWNERS ASSOCIATION

MINUTES OF ANNUAL HOMEOWNERS ASSOCIATION MEETING

Park City Hospital
Conference Room

Date: Tuesday, December 17, 2019, Time 3:00pm.

HOA Management Team Members in attendance:

Charlie Robbins (Sea to Ski)
Melyssa Davidson (Attorney)
Monica Gonzolas (Attorney)
Teri Hoenstine (Sea to Ski)
Jenni Webster (Minute Taker)

Board Members in Attendance:

Will Pratt
Kate McChesney

The following other persons were present:

Owners:

Hilton Geartner
Sara Goldkind
Bruce Woelf
David Gorrell
Barbara Clouston
Sue McBride
Paul Ziegler
Margery Colligan
Shelia Geisler
Kip Freeman
Rick Boldvic
Michele Boldvic
Bob Hedges
Carol Hazleton
Jan McCosh
Jeff Wetzal
Jenni Hogan
Richard Lafayette
Chris Baier
Dan Macthaan
Marianne Holmgren

*Eric Bloomquist
Tom Overson
Connie Schreiber
Jan Hisell
David Halsch
Kathy McLaughlin
Jerry Wall (via telephone)
Teasd Armstrong (via telephone)*

*Tori Arthofer (via telephone)
Brett Rutler (via telephone)
Ed O'Rourke (via telephone)*

Meeting Called to Order at 3:01 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 November 15, 2019 by email to each member of the Association and posting to Community Preservation Association website . A copy of the notice is attached hereto.

Signed _____

(Person witnessing or providing Notice)

Quorum/Call for Proxies:

A quorum was established.

Approval of Prior Meeting Minutes.

The minutes of the 2018 Annual meeting were reviewed. A motion was made by Will Pratt to approve the 2018 meeting minutes. The Motion was seconded and approved unanimously.

Financial Review – 2019 YTD.

Charlie Robbins of Sea to Ski led a review of the 2019 YTD financials. Charlie answered questions from the floor and from those on the conference call regarding the 2019 financials.

2020 Budget.

A discussion was led by Mr. Robbins regarding the 2020 budget. Charlie answered questions from the floor and from those on the conference call regarding the 2020 budget.

Property Report.

A discussion was led by Teri Hoenstine regarding the maintenance and progress of the property throughout the Association.

Old/New Business.

(a) *The Board reminded everyone that nightly rentals are not allowed within the Association. This also includes room rentals.*

(b) *The Association has a website www.communitypreservationassociation.com. The website contains HOA documents and the email addresses and phone numbers of the employees of Sea to Ski (property manager).*

(c) *The Association has handed over all delinquent assessments that are overdue by 90 days for the collection/foreclosure process.*

Homeowners Forum.

Discussions were held regarding holiday lights, construction vehicles speeding, parking issues, golf course concerns. Homeowner Chris Bair asked to have the following go on record “the pond is an eyesore that very much goes against the principles of the HOA. I request that the Association does something about it.”

Adjournment

Meeting was adjourned at 4:41pm.

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