

Community Preservation Association Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

Date: September 17, 2020, Time 3:00 P.M. MDT

The following members of the Management Committee were present:

Charlie Robbins, Property Manager, Sea to Ski
Teri Hoenstine, Property Manager, Sea to Ski
Debra Larsen, Property Manager, Sea to Ski
Melyssa Davidson, HOA Attorney, Wrona Law

The following members of the Board were present:

Will Pratt, Board Member
Kate McChesney, Board Member

The following Owners representing Overlook and Soaring Hawk were present at the meeting:

Hilton Geartner
Bruce Woelfle
Linda Rubin
Rick Westbrook
Bryan Link
Rich Bolduc

The meeting was held via zoom.

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 Charlie Robbins at 3:03 PM. Charlie and Will welcomed those in attendance.

Homeowner Comments

The Overlook owners wanted to discuss the possibility of changing from Utah Broadband to Allwest. They were advised that Allwest does not have bulk pricing and the quoted cost is higher than Utah Broadband. Overlook Owners wanted to know if the board would consider amending the CC&R's to remove providing internet from the amenities for Overlook. The

board stated that owners could send them a written request that they could review and discuss this option.

Budget

Charlie Robbins went through the association's financial information through August 31, 2020. The attendees reviewed the information provided and Charlie answered their questions.

Design Guidelines

The board is in the process of making updates to the current Design Guidelines. The board discussed adding approved landscape vendor list. Will made the motion to add approved landscape vendors to the Design Guidelines, Kate seconded. Motion approved.

The board discussed the need to revise the due date for the Design Review Fee in the Design Guidelines. Will made the motion to approve revising the due date for the Design Review Fee in the Design Guidelines. Kate seconded. Motion approved.

Property Report

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

- New/upgraded lighting at the Soaring Hawk entrance is in the process of being installed.
- A new sign has been installed at the entrance to Soaring Hawk.
- Improvements are being made to both Soaring Hawk and Hideout parks. Additional benches will be installed and the landscaping improved.
- Dog waste stations are being ordered for both Soaring Hawk and Hideout park next to Reflection Ridge gate.
- 6 homes are in the process of having their exterior stained at Overlook. The staining schedule list is posted on the Community Preservation Association website.

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 3:32 PM.

Executive Session

Board discussed Executive Session business.

Executive Session adjourned at 4:15 PM.

Certification of Approval

I hereby certify that the aforementioned minutes were approved by the Management Committee on _____.

Signed:

Teri Hoenstine
Property Manager for HOA