

COMMUNITY PRESERVATION ASSOCIATION HOMEOWNERS ASSOCIATION

MINUTES OF ANNUAL HOMEOWNERS ASSOCIATION MEETING

Via: Zoom

Date: Tuesday, December 9, 2020
Time: 9:00 AM MST

HOA Management Team Members in attendance:

Charlie Robbins (Sea to Ski)
Melyssa Davidson (HOA's legal counsel)
Teri Hoenstine (Sea to Ski)
Deb Larsen (Sea to Ski)

Board Members in Attendance:

Will Pratt
Kate McChesney

Meeting Called to Order at 9:04 AM

The meeting was called to order by Charlie Robbins.

Quorum/Call for Proxies

A quorum was established.

Approval of Prior Meeting Minutes

The minutes of the 2019 Annual Meeting were reviewed. A motion was made by Will Pratt to approve the 2019 meeting minutes. The motion was seconded Kate McChesney. The 2019 Annual Meeting Minutes were approved. Charlie notified the meeting attendees the meeting minutes can be found on the HOA's website: www.communitypreservationassociation.com

Financial Review – 2020 YTD

Charlie Robbins of Sea to Ski led a review of the 2020 YTD financials. The year-end financials will be posted to the HOA's website just after the start of the new year.

2021 Budget

A discussion and review of the recently approved 2021 master association budget was led by Mr. Robbins. The recently approved 2021 budget (along with a P&L through 10/31/20) for the

master association can currently be found on the HOA's website.

Property Report

Teri provided an update regarding the projects that occurred throughout the community in 2020. Property highlights included the significant lighting upgrade at the main entrance to Hideout and Soaring Hawk along with continued trail maintenance throughout the association. Will also mentioned the DRC continues to remain very busy reviewing and processing building plans throughout the development.

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 very robust website. Will mentioned to the attendees that all owners should familiarize themselves with the website and get into the habit of referring to the website first before calling the association with questions. The website contains many of the important HOA documents: www.communitypreservationassociation.com.
- c) The Association has handed over all delinquent assessments that are overdue by 90 days for the collection/foreclosure process.
- d) A discussion regarding potential future excess funds and the allocation of those funds. Will made a motion to approve a resolution to allocate any excess funds from the end of year P&L to the HOA's reserve accounts. Kate seconded the motion and with 15 of the 28 attendees also voting in favor of the resolution, the motion was approved.

Adjournment

With no other items to be discussed, Will made a motion to adjourn the meeting. Kate seconded the motion. Meeting was adjourned at 9:36 AM.

Certification of Approval

I hereby certify that the aforementioned minutes were approved by the Board of Directors on December 21, 2020.

Signed:

Teri Hoenstine
HOA Support Manager for Community Preservation Association