

Community Preservation Association Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

Date: December 3, 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, Glistening Ridge and Soaring Hawk were present at the meeting:

Sara Goldkind
Bruce Woelfle
Robert Green
Dave Gorrell
Brian Amerigg

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.

Approve July and September Board Meeting Minutes

The board reviewed the meeting minutes from the July and September 2020 Board Meetings. Will made a motion to approve. Kate seconded the motion. Motion passed.

Direct TV

Bruce Woelfe and Robert Green had questions regarding the current Direct TV agreement for Overlook Village. Teri advised she has been working with Ryan at Sky Satellite regarding different options. Once Sky Satellite has submitted the options, the board will review.

Financials

Charlie reviewed the financials through October 31, 2020 and answered questions from the board.

2021 Budget

Charlie presented the proposed 2021 Budget to the Board. Will made a motion to approve the 2021 Budget as proposed. Kate seconded; motion passed.

2020 Annual Meeting

A discussion regarding the upcoming Annual Meeting took place. Due to COVID, the annual meeting will be held via Zoom. Because of the anticipated number of attendees, a discussion occurred with the suggestion of moving the owner question and comment period to an email format. Will made a motion to move the owner question and comment period of the annual meeting to email format. Kate seconded the motion, motion passed.

No Nightly Rentals

With the recent surge in real estate sales throughout the development, Will reminded all of the attendees about the HOA's restriction of nightly rentals throughout the Community Preservation Association.

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 3:29 PM.

Executive Session

Board discussed Executive Session business.

Executive Session adjourned at 3:53 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