

Community Preservation Association Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

Date: March 10, 2021 Time 2:00 P.M. MST

The following members of the Board were present:

Will Pratt, Board Member
Kate McChesney, Board Member

The following were also in attendance:

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, Rosing Davidson Frost

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

Dave Gorrell
Bill Bartlett

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 Teri Hoenstine at 2:03 PM. Teri and Will welcomed those in attendance.

Financials

Charlie reviewed the financials for the HOA through December 31, 2020 and answered questions from the board. Charlie also reported the HOA's tax return for 2020 had recently been completed by the local accounting firm of Niederhauser & Davis.

The financials for the 1st Quarter of 2021 will be reviewed at the next board meeting.

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. A reminder will be sent by email and posted on the News section of the HOA's website.

JSSD

Melyssa provided the board with an update on the legal matters with JSSD. With the issue now resolved, Kate made a motion to remove JSSD from the accounts receivable. Will seconded the motion. Motion carries.

Golf Course Maintenance Area

The board is in the process of looking at options and getting bids on possible improving the appearance of the golf course maintenance area, in response to owner complaints. Although the golf maintenance area is not currently owned by the HOA, the HOA may be able to add aesthetic improvements and improve the overall appearance of the area.

Golf Course Pond Appearance

The board is in the process of looking at possible options to improve the appearance of the golf course pond, even though it is not the HOA's responsibility. The options appear to be expensive and complicated, but the board will continue to explore what might be possible.

Mailboxes

The board is currently exploring options for adding and possibly relocating mailboxes to better serve residents in the CPA area. Options include adding mailboxes in the Soaring Hawk and Golden Eagle entry areas, including others. Once the areas are confirmed, the Postmaster from the Kamas post office must approve locations and layouts before they can be installed. We will keep you posted on the progress.

Building Permits

The board reminded all owners that Design Review approval and the building permits from the town are *two separate* processes. Even if an owner has a building permit from the City of Hideout, owners *are still required* to obtain Final Approval of their home and site plans from the Design Review Committee before any disturbance of the site can begin.

Design Guidelines Revisions

Clarification in the Design Guidelines regarding the selling of a lot during the Design Review process has been completed. The red line version of the Design Guidelines is currently posted on the master association's website. After one week, the March 2021 revised Design Guidelines

will be posted to comply with required legal noticing and to give time for owners to comment.

Homeowner Comments

Dave Gorrell wanted to discuss the protocols for removing an architect/builder from the approved list. The reasons and process for removal were given.

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 2:35 PM.

Executive Session

Board discussed Executive Session business.

Executive Session adjourned at 2:53 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