

1) I am requesting notice be sent to me in advance of all future HOA Board meetings via email or mail please. Thank you for your request. You will be notified via email or mail moving forward.

2) What is the Date of the next Reserve Study? Are they to be updated every 5 years minimum? If so what is your plan? The current Reserve Study was done in 2018. The next Reserve Study will be done in 2023.

3) Home Staining/Caulking schedule is not updated on Site. When will My home at 10847 North Hideout Cove be Stained/Caulked next? Is your plan to do it every 4 years? If not how often? The painting vendor will evaluate the homes done in 2019 this spring. Any homes that have been professionally identified as needing re-staining will be scheduled. Once the vendor has provided the updated list, it will be posted on the website. 10847 N Hideout Cove was stained in 2019.

4) Tell the Homeowners 'Specifically' what needs to occur in order to get at least One homeowner on 'OUR' HOA Board? (A 14 year plus declarant period is ridiculous!) If all properties must be sold by the developer, then tell us who owns the properties? Which properties are they specifically and the address's? Are they being 'Actively' marketed and by Who? Please answer these questions Specifically? The Community Preservation Association (the "Association") is currently in the period of administrative control. Consistent with Section 57-8a-102 (19) of the Community Association Act (the "Act"), during this control period, board members are selected by the Declarant. The Declarant, in its discretion, is empowered to appoint and remove all of the Association's board of directors. Nothing in the Act or other provisions the Utah Code precludes a developer/declarant from establishing a control period that lasts as long as the developer/declarant owns property within the development project. The governing documents for the Association, which are recorded against all of the property within the development project, are clear and owners knew or should have known at the time of purchase that the Association will continue to be in the control period until the Declarant decides to turnover governance of the Association to the homeowners or the Declarant sells all of its remaining lots, whichever comes first. The current board of directors has broached this option of appointing one or more homeowners to the board with the Declarant. It is possible that at some point in time, the Declarant may decide to appoint a homeowner to the board of directors, however, this is not required under Utah law.