

COMMUNITY PRESERVATION ASSOCIATION HOMEOWNERS ASSOCIATION

MINUTES OF ANNUAL HOMEOWNERS ASSOCIATION MEETING

Via: Zoom

Date: Tuesday, December 1, 2021
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

With Will Pratt and Kate McChesney present, a quorum was established.

Approval of Prior Meeting Minutes

The minutes of the 2020 Annual Meeting were reviewed. A motion was made by Will Pratt to approve the 2020 meeting minutes. The motion was seconded Kate McChesney. The 2020 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 – 2021 YTD

Charlie Robbins of Sea to Ski led a review of the 2021 YTD financials. The year-end financials will be posted to the HOA's website just after the start of the new year. The explosive growth within all the CPA developments played a large role in the contribution to the well-funded reserves.

2022 Budget

A discussion and review of the recently approved 2022 master association budget was led by Mr. Robbins. The recently approved 2022 budget (along with a P&L through 10/31/21) for the master association can currently be found on the HOA's website. It should be noted that assessments for 2022 are not increasing.

Property Report

Teri provided an update regarding the projects that occurred throughout the community in 2021. Property highlights included the lighting addition to the Soaring Hawk entrance sign, continued trail maintenance throughout the association. Will also mentioned the DRC continues to remain very busy reviewing and processing building plans throughout the development. The DRC is busy but is keeping up with processing the current influx of complete submittals.

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: www.communitypreservationassociation.com Will mentioned 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 notifications and documents, and regular news updates and items of interest are posted.
- c) The Association has handed over all delinquent assessments that are overdue by 90 days for the collection/foreclosure process.
- d) The Board is working with the developer and the town to get additional mailboxes installed. The installation is subject to town and Post Office Postmaster sign off.
- e) The Board will review possible upgrades to the various pocket parks throughout Hideout for Spring/Summer 2022.

Adjournment

With no other items to be discussed, Will made a motion to adjourn the meeting. Kate seconded the motion. Meeting was adjourned at 9:44 AM.

Certification of Approval

I hereby certify that the aforementioned minutes were approved by the Board of Directors on December 1, 2021.

Signed:

Teri Hoenstine
HOA Support Manager for Community Preservation Association