

COMMUNITY PRESERVATION ASSOCIATION HOMEOWNERS ASSOCIATION

MINUTES OF ANNUAL HOMEOWNERS ASSOCIATION MEETING

Via: Zoom

Date: Wednesday, December 14, 2022
Time: 10:00 AM MST

HOA Management Team Members in attendance:

Rufus Frost(Sea to Ski)
Melyssa Davidson (HOA's legal counsel)
Teri Hoenstine (Sea to Ski)

Board Members in Attendance:

Will Pratt
Kate McChesney

Meeting Called to Order at 10:04 AM

The meeting was called to order by Teri Hoenstine.

Quorum/Call for Proxies

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

Approval of Prior Meeting Minutes

The minutes of the 2021 Annual Meeting were reviewed. A motion was made by Will Pratt to approve the 2021 meeting minutes. The motion was seconded Kate McChesney. The 2021 Annual Meeting Minutes were approved. Teri notified the meeting attendees the meeting minutes can be found on the HOA's website: www.communitypreservationassociation.com

Financial Review – 2022 YTD

Rufus Frost of Sea to Ski led a review of the 2022 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.

2023 Budget

A discussion and review of the recently approved 2023 master association budget was led by Rufus Frost. The recently approved 2023 budget (along with a P&L through 9/30/22) for the master association can currently be found on the HOA's website. It should be noted that assessments for 2023 are not increasing.

Property Report

Teri provided an update regarding the projects that occurred throughout the community in 2022.

- Cluster mailboxes have been installed at Soaring Hawk.
- Trail Maintenance continues as new trails are added each year.
- 11 Homes in Overlook Village had their exterior staining completed

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 will review possible upgrades to the various pocket parks throughout Hideout for Spring/Summer 2023.
- e) The Design Guidelines have been updated. The Updated Design Guidelines will be posted on the website in the Design Review section.
- f) The compliance deposit on new home builds has been increased to \$20,000. This will apply to new applications only.
- g) At the next board meeting the board will address rule changes to signs and holiday lights.

Adjournment

With no other items to be discussed, Will made a motion to adjourn the meeting. Kate seconded the motion. The meeting was adjourned at 10:24 AM.

Owner Questions

The questions received from owners prior to the Annual Meeting are posted on the website in the meeting section of the website. www.communitypreservationassociation.com.

An owner in attendance wanted to know if the Developer will consider turning Overlook Village over to the owners. The board advised that they would let the Developer know that the Owners are interested in removing Developer control from Overlook Village.

Certification of Approval

I hereby certify that the aforementioned minutes were approved by the Board of Directors on December 14, 2022.

Signed:

Teri Hoenstine
HOA Support Manager for Community Preservation Association