

# Community Preservation Association

## Homeowners Association

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### **BOARD OF DIRECTORS MEETING MINUTES**

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Date March 21, 2023 Time 10:00 A.M. MDT

The following members of the Board were present:

Will Pratt, Board Member  
Kate McChesney, Board Member

The following were also in attendance:

Teri Hoenstine, Property Manager, Sea to Ski  
Deb Larsen, Property Manager, Sea to Ski  
Rufus Frost, Property Manager, Sea to Ski  
Mike Gehert, HOA Attorney

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 10:05 AM. Teri and Will welcomed those in attendance.

#### **Financials**

Rufus Frost reviewed the financials for the HOA through February 28, 2023 and answered questions from the board. The high volume of snow this winter has caused overages in all snow removal budgets.

#### **Property Report**

- The mailboxes have been installed at Soaring Hawk. The Postmaster in Kamas has all the keys and is assigning the boxes. The HOA has added snow removal to the mailbox area as well.
- The pathway on the southside of Hideout trail has been temporarily closed to for safety reason due to the volume of snow. Once the pathway can be safely reopened, it will be

**Nightly Rental Reminder**

No nightly rentals of less than ninety days are allowed anywhere in the CPA area of Hideout. If you are aware of a neighbor renting their property nightly, please let the CPA know and we will take it from there, and not disclose who the complaint came from.

**Adjourn Meeting**

Will made a motion to adjourn the meeting session and move into Executive Session. Kate seconded the motion. Open session of the Board Meeting was concluded at 10:10 AM.

**Certification of Approval**

I hereby certify that the aforementioned minutes were approved by the Management Committee on \_\_\_\_\_.

Signed:

\_\_\_\_\_  
Teri Hoenstine  
Property Manager for HOA