

Community Preservation Association Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

Date October 5, 2022 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
Melyssa Davidson, HOA Attorney, Rosing Davidson Frost

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

Deb reviewed the financials for the HOA through September 30, 2022 and answered questions from the board.

Property Report

- The board is working with the town regarding getting additional mailboxes installed. Once the mailboxes are installed, owners can contact the Postmaster in Kamas to get a box assigned to them.
- Additional plantings were be added to the Soaring Hawk and Reflection Ridge pocket parks this summer.

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.

Approval of the May 18, 2022 Board Meeting Minutes

Will made a motion to approve the May 18, 2022 board meeting minutes. Kate seconded.

New Home Construction Compliance Deposit

A discussion took place regarding the current \$10,000 compliance deposit and the need to increase the amount. Teri, from Sea to Ski advised that neighboring communities have been raising their compliance deposit amount as well. Kate made a motion to increase the amount from \$10,000 to \$15,000. Will seconded, motion passed. The new compliance deposit will go into effect January 1, 2023.

Updating Design Guidelines

A discussion regarding updating the current design guidelines took place. An updated version of the Design Guidelines will be reviewed at the next board meeting.

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 10:28 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