

Community Preservation Association Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

Date June 14, 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

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 May 31, 2023 and answered questions from the board. The high volume of snow this winter has caused overages in all snow removal budgets. However, overall operating expenses are still under budget. The association has a healthy reserve balance and is a strong financial position.

Property Report

- Additional mailboxes have been ordered and delivered for Soaring Hawk. The installation has been scheduled with a vendor. Once the mailboxes have been installed, the key

will be given to the postmaster in Kamas to assign the mailboxes.

- The landscape lights installed at the Soaring Hawk entrance were damaged due to the weight of the snowpack. Replacement lights have been ordered and will be installed once they arrive.
- 3 additional Aspen Trees were installed in the Soaring Hawk entrance island to replace 3 that did not survive the winter.
- Spring cleanup has been completed at all common areas and pocket parks. The HOA landscape vendor will be turning on irrigation in the near future.
- The HOA Landscape vendor is working on relocating the trail entrance by the Soaring Hawk pocket park.
- The asphalt repair project for Reflection Ridge is scheduled, weather permitting, for July.
- The Overlook Village homes that are on the schedule for exterior painting are posted on the website. The project, weather permitting, is scheduled to start in early July.
- The HOA continues to keep the dog bag stations throughout the community stocked.

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. The CPA will investigate and not disclose who the complaint came from.

Time Limit on DRC Applications

The DRC is in the process of updating the Design Guidelines regarding a time limit on DRC applications. Once an application is 1st submitted, the applicant will have 1 year to receive Final Approval. Once the Design Guidelines have been updated, the red line version will be posted on the HOA website for review.

Change order Form for Exterior Paint Color

The DRC has created a separate Change Order form for owners wanting to change their exterior paint color. The fee for reviewing the Exterior Paint Color change order is \$150.00.

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 concluded at 10:18 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