

Community Preservation Association **Homeowners Association**

BOARD OF DIRECTORS MEETING MINUTES

Date September 13, 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
Michael Gehret, HOA Legal Counsel

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 10:03 AM. Teri and Will welcomed those in attendance.

Financials

Rufus Frost reviewed the financials for the HOA through August 31, 2023 and answered questions from the board. Overall operating expenses are still under budget. The association has a healthy reserve balance and is in a strong financial position.

Property Report

- The additional mailboxes have been installed at Soaring Hawk. The keys have been given to the postmaster in Kamas to assign the mailboxes.
- The replacement landscape lights have been ordered and will be installed once they arrive at the Soaring Hawk entrance area.
- Fall cleanup will be scheduled and completed in early October. All HOA irrigation will be blown out and winterized as well.
- The HOA landscape vendor completed relocating the trail entrance by the Soaring Hawk pocket park.
- The asphalt repair project for Reflection Ridge was completed.
- The Overlook Village homes that were on the schedule for exterior painting this year, have been completed.
- The HOA continues to keep the dog bag stations throughout the community stocked.
- Due to the increased moisture this summer, the HOA landscaper has had to increase maintenance on the trails and walking paths.

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

Mailbox Update

Some owners have recently approached the HOA asking how they can get a mailbox assigned to them. Please be aware that the Community Preservation Association has no obligation or requirement to provide mailboxes to Hideout residents. Although the HOA has tried to assist in getting new boxes installed in the past as a simple courtesy to owners, there has been a misconception around that the HOA is required to provide owners with a box, which is not accurate.

Please keep in mind the HOA has no authority over mailbox availability or assignment. Owners may contact the Kamas Postmaster at 435.783.4325 to inquire about a possible mailbox assignment (or a P.O. Box in Kamas).

Owner Questions

All owner questions and answers that were submitted prior to the 3rd Quarter Board meeting are posted on the website.

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 10:17 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