

# COMMUNITY PRESERVATION ASSOCIATION HOMEOWNERS ASSOCIATION

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## MINUTES OF ANNUAL HOMEOWNERS ASSOCIATION MEETING

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Via: Zoom

Date: Wednesday, December 6, 2022

Time: 10:00 AM MST

HOA Management Team Members in attendance:

*Rufus Frost (Sea to Ski)*

*Michael Gehret (HOA's legal counsel)*

*Teri Hoenstine (Sea to Ski)*

Board Members in Attendance:

*Will Pratt*

*Kate McChesney*

**Meeting Called to Order at 10:05 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 2022 Annual Meeting were reviewed. A motion was made by Will Pratt to approve the 2022 meeting minutes. The motion was seconded by Kate McChesney. The 2022 Annual Meeting Minutes were approved. Teri notified the meeting attendees the meeting minutes can be found on the HOA's website: [www.communitypreservationassociation.com](http://www.communitypreservationassociation.com)

**Financial Review – 2023 YTD**

Rufus Frost of Sea to Ski led a review of the 2023 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.

**2024 Budget**

A discussion and review of the recently approved 2024 master association budget was led by Rufus Frost. The approved 2024 budget (along with a P&L through 9/30/23) for the master association can currently be found on the HOA's website.

## **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.
- 12 Homes in Overlook Village had their exterior staining completed
- Damaged lights at both Hideout and Soaring Hawk entrance were replaced.

## **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](http://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. Will mentioned that owners are welcome to submit questions on the website whenever they want, not just prior to the annual meeting.
- 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 2024.
- e) A discussion regarding increasing the compliance deposit on new home builds took place.

## **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 10:15 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](http://www.communitypreservationassociation.com).

## **Certification of Approval**

I hereby certify that the aforementioned minutes were approved by the Board of Directors on December 6, 2023.

Signed:

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Teri Hoenstine  
HOA Support Manager for Community Preservation Association