

Community Preservation Association **Homeowners Association**

BOARD OF DIRECTORS MEETING MINUTES

Date March 13, 2024, 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
Rufus Frost, Property Manager, Sea to Ski
Christopher Halonen, Associate HOA 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 February 29, 2024, 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

- Overlook village homes on the 2024 staining schedule are posted on the website. When the vendor confirms the timeframe for the project, Sea to Ski will notify the owners involved.
- Overlook village driveways that need repairs will be completed during the summer season.
- The board and Sea to Ski will review options for landscaping improvements in pocket parks throughout the community.
- Snow removal continues to function successfully with zero documented issues.

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 1st 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 10:18 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