Compiled from homeowner emails and meeting chat. Questions are shown first, followed by responses.

Email – Homeowner #1

These questions focus on the financial position of the Community Preservation Association (Master HOA), including the basis for HOA dues assessments and the relationship between the 2026 budget and the 12/31/2025 reserve study.

Q: Reserve study notes asset ID 403 “Drive Materials” (Component Inventory, PDF p. 9) with a remaining useful life of 1 year and a worst-case replacement cost of $3,000. Photos (PDF p. 20) show concrete sidewalks in good condition.

a) If the “drive materials” are in good condition, why is the remaining life just 1 year?
b) If the worst-case repair/replace cost is $3,000, why does the 2026 budget include $10,000 for sidewalk maintenance, and why does the reserve study (PDF p. 17) show $2,600 of reserve funds expected to be spent in 2026?

A: Sidewalks and systems will depreciate and require more work over time. It is not a sound approach to look at system costs in the current year and expect them not to increase as systems age. The budget figure for this year was determined based on actual expenditures from the previous year.

Reserve studies are not based on actual costs; they are actuarial estimates based on the knowledge and experience of the reserve study specialist at the time the study is created. Reserve study specialists are not contractors who perform the work being estimated. Although the Association has input, the study is created based on the specialist’s estimates.

Q: The 2026 budget includes $20,000 for trail maintenance. The reserve study shows $12,000 as the worst-case cost to maintain asset #1390 (PDF pp. 9, 17, 27). PDF p. 17 also shows reserve spending in 2026 of $14,040 total per year for trails, with $11,440 planned from reserve funds. Why does the 2026 HOA budget include another $30,000 budgeted for these items?

A: Increasing spending in this area is logical as additional CPA trails and walkways are added to the overall plan. The introduction of additional trails helps avoid a shortfall in the maintenance budget. The budget figure for this year was determined based on actual expenditures from the previous year. These costs are allocated for ongoing repairs rather than full replacement or addition of new trails.

Q: Why does the HOA need a security system (reserve study PDF p. 22 at the roundabout), and why does the reserve fund show $20,706 funded to replace a $4,500 system in 7 years (PDF p. 14)?

A: The Association is revising the reserve study and will post the updated reserve study on the website after it has been completed.

Q: As of 10/31/2025 the Master HOA has over $4.3 million in checking/savings/CDs (excluding specialty designated accounts) and approximately $402,017 of liabilities (excluding compliance holding trust liability), leaving roughly $3.9 million of available cash. The 2026 Master HOA budget reflects net expenses of $226,150 before $82,000 of interest income, for a net operating need of about $144,000 (excluding sub-association expenses). Why are continued quarterly HOA assessments justified given significant cash reserves?

A: The Association is still under developer control, and under Utah law the developer has a responsibility to establish a sound fiscal basis for the association by imposing and collecting assessments. The Declaration does not require reducing assessments in the event of a surplus or sufficient cash reserves and doing so could jeopardize the sound fiscal basis of the Association.

With expenses increasing each year and property aging over time, HOAs should consistently raise dues to account for inflation. The HOA has also had to allocate increasing amounts of HOA funds for legal fees due to ongoing disputes with a homeowner.

The reserves available for expenditures to benefit the HOA have been grown conservatively to ensure fiscal responsibility and help avoid special assessments. The HOA is actively considering how to use resources for the ongoing benefit of the HOA, including increased spending on enforcement of CCRs and HOA rules (nightly rentals, unsightly conditions, etc.). The HOA is also open to suggestions from community members regarding how funds might be used to improve common elements, amenities, and other measures to enhance and protect property values. Enhancements to the CPA are planned, and these funds will play a role in ongoing and future HOA projects.

Q: Please explain what the “compliance holding trust” assets and liabilities are for in terms residents and members of the HOA can easily understand.

A: The compliance holding trust is the legally required separate account for new home build required compliance deposits.

Q: Please explain what several of the Common Area Grounds expenses in the 2026 budget relate to. I have been unable to find land titled in the name of the Master HOA on Wasatch County’s website, nor am I aware of agreements requiring the HOA to maintain privately owned land. For example, why is the Master HOA paying for landscaping and irrigation of parcels owned by Mustang Development, LLC and Shoreline entities? Weed control is budgeted at $30,000, and I don’t see land owned or required to be maintained by the Master HOA that this would relate to.

A: Areas platted as Common Areas and Facilities may not show up on the Wasatch County website as owned by the Association (or may show no owner at all), so searching by owner name will not accurately show all Common Areas owned and operated by the Association. Some Common Areas are owned by the developer or its affiliates and have not yet been deeded to the Association but are still Common Area under the Declaration and for the use and benefit of owners. For example, Parcel 20-8721 is platted open space for Hideout Canyon Residential Plat 8 and is part of the Common Areas and Facilities per Section 1.11(a) of the Declaration.

Q: Snow removal is a large Common Area Grounds expense in the 2026 budget. If the Master HOA owns no land, what areas is it obligated to clear snow from, and why is this a valid Master HOA expense?

A: Common Areas of the Association may not show up on the Wasatch County website as owned by the Association; this does not mean the Association does not own, operate, or maintain Common Areas. The following areas require snow removal by the Association:

- **Overlook Village:** HOA-maintained community with landscaping, snow removal, and related services.
- **Reflection Ridge:** Private community with a private road; responsible for snow removal where the Town of Hideout does not provide snow removal services.
- **Common Areas:** Sidewalk snow removal throughout the community; snow removal for fire hydrants in common areas.
- **Soaring Hawk:** Snow removal at the location of mailboxes.
- **Golden Eagle (and other CPA communities):** Snow removal as applicable within common areas.

Email – Homeowner #2

Q: Golden Eagle mailroom/mailboxes: The developer installed 87 mailboxes after providing an incomplete list of 159 lots/addresses (out of 314 lots). The homeowner at 2201 E Outlaw Rd (number 104 on the list of 159) did not receive a mailbox and currently drives to Kamas to receive mail. When will all mailboxes be installed, and will affected homeowners receive compensation or reduced dues until this is resolved?

A: The question makes several assumptions that are not correct. As an initial matter it is important to note that Mustang built the mailbox structure on the developer's land. This was not an HOA expense but is likely that there will be a long-term agreement between the HOA and the developer for use and maintenance of the mail center.

It was and is the plan to ensure that every owner that currently resides (or plans to reside) in Golden Eagle will have access to a dedicated mailbox. Currently, there are approximately 90 mailboxes and 36 lots that have either been developed or have received building permits. In other words, there are more than sufficient mailboxes for the current number of owners that want to use them. When more than 90 homes are approved for construction, additional mail boxes will be built at or prior to that time.

When Mustang notified the post office that mailboxes were available for the use of completed homes in Golden Eagle, the postmaster originally took the position that the mailboxes could be used for any residence in Hideout or wherever. That was contrary to the intent of building the mailboxes – they are and were built solely for homes in Golden Eagle and future developer communities in the area.

The developer has asked the postmaster on several occasions to assign mailboxes to homes as they are built and as boxes are requested by owners. But the postmaster has taken the illogical position that there must be a mailbox for every platted lot in Golden Eagle. Of course, it makes no sense to build over 300 mailboxes, when approximately half are owned by the developer and it is not the desire for the developer to receive mail in those boxes and many lots will not be developed for years. And, if over 300 mailboxes were built now, each mailbox will receive junk mail and other mailings that would have to be routinely cleared out for boxes associated with vacant lots and never received by the property owners. This would impose a significant burden on either Mustang or the HOA to deal with avoidable issues like these. It is also the case that there may be lot owners who do not wish to have a mailbox – because their homes are second homes that will not receive mail. We don't understand the positions being taken by the postmaster, which appears to just be creating a problem where none should exist.

Mustang and the HOA Board have devoted significant time to this issue and are currently working with the postmaster to agree to a reasonable approach and solution to this issue – namely the allocation of mailboxes to homes as they are built and ready for occupation. Updates will be sent to the Golden Eagle community.

Meeting Chat

Q: Surplus in the budget: why aren't we lowering dues?

A: See the response provided above.

Q: What are the plans for the cash balance?

A: See the response provided above.

Q: Request: appoint full-time residents to a majority of HOA Board positions and DRC positions.

A: The Community Preservation Association is still under developer control. The HOA Board recently appointed a full-time resident to the DRC. The developer has also established a Visionary Committee for the Mustang Development communities, which includes owner representatives and provides recommendations for development of amenities and improvements to enhance property values.