COMMUNITY PRESERVATION
ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

September 30, 2026, 3:00 PM MT
DRAFT

The following members of the Board were present:

Kenny Custer, Board Member
Kate McChesney, Board Member
Bob Martino, Board Member

The following were also in attendance:

James Stevenson, Managing Partner, Cooper's HOA
Scott Meeves, Code Enforcement, Cooper's HOA
Deborah Larsen, Bookkeeper, Cooper's HOA
Kensi Robinson, Administrative Assistant, Cooper's HOA
Monica Gonzalez, HOA Legal Counsel

Patricia Bidwell, Homeowner

The meeting was held via Zoom.

Quorum

All three Board members were present, establishing a quorum.

Meeting Called to Order

The meeting was called to order by Kate McChesney at 3:04 PM. James welcomed those in attendance.

Nightly Rental Reminder

James reminded owners that 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 on a nightly basis, please notify Cooper's. Cooper's continues to conduct monthly checks on websites for any nightly rental listings. Violation notices are sent out to any owners who have a nightly rental listing.

Financials

James Stevenson reviewed the HOA's financials through September 30, 2026. Overall, the association is in good financial standing.

Property Report

- Asphalt crack sealing, seal coating, and repairs were completed during the second week of September in both Overlook and Reflection Ridge.
- Tree planting and mulching were completed near the Hideout entrance, and dead trees were removed from HOA-maintained areas. Fall cleanup and winterization are expected to be completed by October 31, weather permitting.
- The staining project is ongoing, with several homes in Overlook completed. Completion is anticipated by the second week of October, weather permitting.

New Business

James noted that the Board received homeowner questions regarding financial statements, the staining schedule, and other matters. The Board reviewed and discussed these questions during the executive session. The homeowner questions and the Board's responses are included on the following page.

Adjourn Meeting

Kate made a motion to adjourn the meeting and move into Executive Session. Kenny Custer seconded the motion. The open session of the Board Meeting concluded at 3:10 PM.

1. Patricia Bidwell

I would like to ask the Board for an update as to when we might be able to receive postal service at Golden Eagle. The building for the boxes is built, what is the issue preventing the postal service to begin? The Kamas Post Office tells me no one from Golden Eagle has been in touch with them.

We have been working with the Kamas Postmaster to identify a practical solution for providing mail service while restricting access to the mailroom to Golden Eagle residents. We are hopeful that a solution can be reached, but a start date has not yet been established.

The financials detail that Golden Eagle assessments bring in approximately $369,000 in revenue. While this is a significant amount - there is no breakdown for Golden Eagle as to where the assessment income is applied. Breakdowns due exist for other developments such as Overlook and Soaring Hawk. Can we get a breakdown for Golden Eagle?

We appreciate your inquiry. The Board plans to evaluate this during the upcoming 2027 budget preparation.

Can we please get a light for the entry to Golden Eagle off of highway 248. It is very difficult and dangerous to find the driveway in the dark.

Thank you for raising this concern. Adding lighting at the Golden Eagle entrance would require coordination with the Utah Department of Transportation (UDOT). The Board will look into the available options.

2. Caren Sinclair-Kay

It would be very helpful if homeowners can be informed of the schedule for painting and landscaping associated with their homes so we can plan accordingly. What is the process for enabling this communication? Can you please furnish the schedule for the remainder of 2026 and 2027.

Thank you for your feedback. Painting schedule notices are currently posted on the association website. Routine landscaping occurs frequently, and a fixed schedule is not currently available to distribute.