

Annual Meeting of Hidden Cove Owners Association

October 23, 2013

Held Summit County Richens Building

Kimball Junction, Park City UT 84098

Board Members Present: Gary Mayo, Allison Pelletier, Lyn McCarter, Karen Butler, Bill Mullen

Board Members Absent: Jimmy Lawrence, Joan Gorham

Gary Mayo called the meeting to order at 6:15pm

It was confirmed that quorum of board members were present and that there were a sufficient number of lot owners present to conduct business. A copy of the sign-sheet is attached to his report.

Allison volunteered to collect proxies and count votes when it came time for election of new board members.

Everyone present introduced themselves.

Gary gave a summary of board activities for FY 13. Copy of Gary's remarks attached as Exhibit A.

Bill read the minutes of the 2012 Annual meeting held on November 1 2012. Allison moved the minutes be approved as read, Lyn seconded and minutes were approved unanimously.

Lyn gave a treasurers report. Walt Jones suggested that the balance sheet was not complete it was just a list of assets. Walt also questioned the need for having liquid assets in excess of \$75,000. Bill stated that the board felt a need to have that much in liquid assets because of the litigious society in which we live. It was agreed that future treasurer's reports would include a complete listing of assets and liabilities.

Gary opened the floor to nominations for the two openings on the board of trustees. Nominations were as follows;

Erin Ferguson, Sue Devereaux, Jean Hottinger and Jill Adler

Ballots were collected and counted by Allison. Erin & Sue were the two who received the most votes and will therefore replace Jimmy Lawrence and Joan Gorham.

Gary read emails from lot and home owners and then asked for comments from lot owners present as to their concerns and suggestions. The following issues were discussed;

- Enforcement of existing Building Regulations & CC&Rs
- Number of nightly rentals in Hidden Cove
- Short term vs. long term rentals

-Recreational vehicles parked on streets and owner's property.

-Definition of "screening" for recreational vehicles parked on owner's property

-Parking on streets in Hidden Cove

-How changes can be made to By-Laws, CC&Rs and Building Regulations

Exhibit C attached, is summary of some of the comments by individuals present at the meeting.

Meeting adjourned at 8pm

Minutes submitted by Bill Mullen, Secretary