

PUESTA DEL SOL MASTER HOMEOWNERS' ASSOCIATION, INC.
2015 ANNUAL MEETING
3601 E. MATTERHORN HEIGHTS, MOAB, UT
July 25, 2015

Minutes

Call to Order:

The meeting convened at 5:05 PM, President Joyce Robertson presiding and Ryan Jackman, Secretary.

Members in Attendance:

Hansen, Ross and Angel
Henry, Mike and Sabrina
Jackman, Ryan and Christina
Nelson, Chad for Chad and Lisa
Robertson, Ron, Joyce, and Todd
Allred, Brian for Brian and Tracy Allred
Klaus, Gerald and Debra
Conway, Thomas and Colleen Kennedy
Welsh, Benton
Steinberg, Scott
Kemp, Sophie for Mike and Sophie

Members not in Attendance:

Hartwell, Doug and Jarma
Johnsen, Clay
Sanders, John and Shaunna
Atchison, Steve
Ekins, Phyll and Jean
Keyser, Paul
Verdone, Jim and Ellen Pokorny
Ferguson, Keith and Vickie
Bickley, James and Marilyn
Beckman, Michael
Musgrave, Kenneth
Stevens, Scott

Board and ACC Introductions: Joyce Robertson introduced the members of the Board (Todd Robertson, Ron Robertson (who joined the group later in the meeting), and herself. She also introduced the members of the ACC who include: Todd Robertson, Ryan Jackman, and herself.

Member Introductions: Members in attendance were invited to introduce themselves.

Developer Update: Joyce Robertson provided a brief update, a highlight of which included that one new home was under construction and another family was going to break ground the following week. Lots are still available.

2013-2015 Financials and Budget: The financial handouts and budget were reviewed. Owing to the number of questions and requests for clarification, the consensus was that the financial handouts and budget would be reviewed and revised, as appropriate, and re-distributed to the membership. Mike Henry volunteered to provide assistance with the financial reports and his offer was accepted by Board members Joyce and Todd Robertson. There was also some discussion but no motion that the officers, to be appointed by the Board, might also be helpful in reviewing the revised financial reports and preparing a budget.

Architectural Guidelines and Fee Schedule Update: Joyce Robertson reviewed the Architectural Guidelines and Fee Schedule which the Board approved on June 19, 2015.

First Amendment: Ryan Jackman provided an overview of the First Amendment to the Master Declaration of CC&R's which had been distributed. He proposed that the wording of the first sentence of section 3.16 be revised to read, "3.16 Rental Restrictions. Overnight and short-term rentals of less than 30 calendar days are expressly prohibited in the single family housing portion of the development unless the owner can provide written documentation of a grandfathering provision issued by Grand County." No other changes were proposed to the original document as distributed.

Voting procedures as per the by-laws were reviewed. Ryan Jackman moved approval of the First Amendment, which included the revised wording in the first sentence of Section "3.16 Rental Restrictions. Overnight and short-term rentals of less than 30 calendar days are expressly prohibited in the single family housing portion of the development unless the owner can provide written documentation of a grandfathering provision issued by Grand County." The motion was approved with 40 yes votes and 4 abstentions.

Board Election – 2015/2016:

Following a general discussion pertaining to Board elections, number of board members, eligible votes and voting procedures, etc., Joyce Robertson, Todd Robertson, and Travis Robertson's names were nominated for the Board 2015-2016 and were approved by acclamation.

Joyce Robertson requested names of members interested in serving as officers, to which a number of members expressed their interest and willingness to serve. She stated that the Board would meet soon to appoint officers.

New Business

Ryan Jackman called upon Thomas Conway, President of the Puesta del Sol Townhome Owners Association, Inc., who read the following, "Motion to separate Puesta del Sol Townhome Owners Association, Inc., from Puesta del Sol Master Homeowners' Association, Inc.:

Inasmuch that the Puesta del Sol Townhome Owners Association, Inc., is a separately incorporated entity with its own Articles of Incorporation, By-laws, CC&Rs, Board of Directors, officers, and fee structure, and is focused on different issues than the Master HOA, the Puesta del Sol Townhome Owners Association, Inc., will take the appropriate steps to entirely sever any and all ties with the Puesta del Sol Master Homeowners' Association, Inc., effective as of July 26, 2015. The Puesta del Sol Townhome Owners Association, Inc., Board of Directors will work with the Puesta del Sol Master Homeowners' Association, Inc., Board of Directors to effect the appropriate changes to governing documents. "

Members voted as per the procedures described in the by-laws. The motion was unanimously approved.

Next Meeting and Adjournment:

There was discussion of possible meeting dates, but a date was not set. The meeting was adjourned shortly after 7:30 PM.

Ryan Jackman 10/01/2015
Secretary, Ryan Jackman Date

Joyce Robertson 10/1/2015
President, Joyce Robertson Date