



3200 Meadows Drive
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2024 Annual Meeting Minutes

December 5, 2024, 6:00 pm

3268 Meadows Drive, Park City

And by Zoom for those not in attendance

1. Welcome and Introduction of Attendees

- Meeting called to order at 6:10 pm. 11 properties represented in person plus 13 properties represented by proxy for 24 total. Quorum is 25% of owners or 19 properties represented.
- Doug thanked Beano for hosting and introduced Peak2Pin Management (Doug & Heidi).
- Board members Susan, Scott and Debbie were in attendance. Judy was unable to attend.

2. 2023 Annual Meeting Minutes

- Annual minutes reviewed and approved.

3. Financial Report

- Current Balance Sheet - \$61 k in bank.
- 2024 Budget and Anticipated Profit & Loss - roughly break even.
- 2025 Budget - dues to remain at \$200 with modest shortfall budgeted.

4. 2025 Projects

- Peak2Pin to set up website for Eagle Pointe HOA with CCRs and Arch Guidelines
- Mailbox to be repainted.
- Greater emphasis on sidewalk maintenance.
- Board to coordinate with Heidi on hosting an HOA social event in the summer.

5. Nomination/Election of Board Members.

- The By-laws adopted in April 2023 now allow 3 to 5 board members with 3-year terms. Debbie, Judy & Scott were elected in 2023 and will serve until 2026. Susan's term is up and she is willing to run for another term. Steve's term is also up but he will not be continuing. Joel Shine is currently on the Design Review Committee has agreed to run for the vacant position.
- Susan and Joel were each elected unanimously to 3-year terms ending at 2027 annual meeting.

6. Reminders

- Please keep fire hydrants clear of snow.
- No parking on streets prior to April 15th.
- Any changes to exterior of home must be submitted for Design Review Committee review (renovations, new paint or roofing, landscape changes etc.).
- Park City is now enforcing “dark sky” regulations. All new exterior light fixtures must comply.

7. New Business

- Attendees requested that Peak2Pin circulate an updated directory of owners. Only owners confirming their desire to be in the directory will have their contact information circulated.

8. Meeting Adjourned

BOARD MEMBERS – Susan Brewer, Debbie Macdonald, Judy Epstein, Scott Wertheimer, Joel Shine