

**HIDDEN CREEK HOA
2017 ANNUAL MEETING
FRIDAY, OCTOBER 20, 2017
6:00 PM MDT
HIDDEN CREEK CLUBHOUSE**

BOARD MEMBERS IN ATTENDANCE:

Leanne Miller
Dan Mitrovich
Lisa Graveline
Cynthia Callaway

ASRL STAFF IN ATTENDANCE:

Jim Simmons – HOA Manager
Ken Rabach – HOA Accountant
Dan Vinke – HOA Maintenance Manager
Nicole Chastain – HOA Administrator

HOMEOWNERS IN ATTENDANCE:

Carrie Hall
Scott Boberek
Susan Burke
Micah Rosenfield
Alon Dakik
Ed & Mary Hickey
Deborah Peirce
Nicholas & Margaret Wright
Rory Cullen
Graham Anthony
Susan McRaven
Philp Wright
Harriet Lytle
James Meland
Clark Stringham
Tom Welch
Linda Lyles
Michael Sussman
Debrah Lovci
Maryanne Clare

CALL MEETING TO ORDER: Leanne Miller called the meeting to order at 6:33 pm.

ESTABLISH A QUORUM: The quorum was established at 61.28%; 21.93% via attendance, .65% via teleconference, and 38.7% via proxy.

APPROVAL OF 2016 ANNUAL MEETING MINUTES: Clark Stringham motioned, Carrie Hall seconded the motion; the motion carried with all in favor.

PRESIDENT'S REPORT

- The management transition has been challenging for both owners and ASRL. Please be sure to make sure your dues payments are going to the correct property manager, All Seasons Resort Lodging.
- Things are moving slowly with CWC water storage tank replacement and water rate increase. For more information on rate increases, you can visit www.psc.utah.gov.
- The funding of this project will be reflected in increased water rates.
 - Interconnections between Summit water and our system would be in place if the second tank fails.
 - At the hearing yesterday, Leanne submitted a testimony requesting that the water tank be expedited. The PSC needs to approve increased water rates in order for that to occur.

MANAGEMENT REPORT

- Dues reconciliation has been the biggest challenge of the transition from ACS
- The HOA owner portal is live. All owners may login to their secure accounts to make payments, communicate with ASRL and owners
- Heat tape, roof repairs, asphalt repairs are in progress
- New laundry equipment is currently being installed in the community laundromat
- Revamping signage and processes to enforce parking going into the ski season
- Dumpster enclosure project will be finished shortly

FINANCIAL REPORT

- All accounts will soon be reconciled. The accounting transition from ACS was an extremely challenging and frustrating process

MAINTENANCE UPDATE

- The trench work has been completed by building 35.
- Moss mitigation on the pond will continue – drains and pumps will be cleaned out
- Brackets that hold stairs going up to individual units are not galvanized, problematic, and deteriorating. Maintenance is in the process of investigating and reviewing all brackets.
- Heat tape is being reviewed and will be repaired before winter
- Looking into new access controls for clubhouse/pool area. It is dated and needs to be replaced.
- Lighting design plan for complex is in progress. Plans should be finished early November and then the project will be put out to bid.

OTHER ITEMS

- In the process of modifying the application to modify & architectural review process. One change includes a refundable deposit rather than a fee.
- October 19, 2018 is next year's annual meeting.

MISC. DISCUSSION

- Lower Canyons Village Amendments have not been passed. The developers were seeking an amendment to EWD-4 (the parcel behind Hidden Creek building 36, 37, and 38) to add a single, two-story building along the parking lot and emergency vehicle turn-around; this has been taken off the table for now, but could resurface in the future.
- The county council will be speaking with TCFC and Replay regarding widening Canyons Resort Drive on October 25 at 3:30 at Sheldon Richins Building. The public hearing is on November 8.

BOARD ELECTION

- Cynthia Callaway and Lisa Graveline's terms expire. Cynthia Callaway has decided not to run again. The two nominees who applied are Lisa Graveline and Patsy Blake. With no other owners interested, Mike Mills motioned to nominate Lisa Graveline and Patsy Blake to the board. Clark Stringham seconded the motion. The motion passed with all in favor.

ADJOURNMENT Clark motioned to adjourn the meeting at 8:08 pm; Eric Weeks seconded the motion. The meeting was adjourned with all in favor.