



**Hidden Creek Homeowners Association  
Annual Meeting Minutes  
Teleconference  
October 19, 2018  
6:00 PM MST**

**Board Members in Attendance:**

Leanne Miller- in person  
Lisa Graveline- in person  
Dan Mitrovich- by phone

**All Seasons Resort Lodging Staff in Attendance:**

Jim Simmons- HOA Manager  
Ken Rabach- All Seasons CFO  
Dan Vinke- Maintenance Manager  
Mike Howe- HOA Accountant  
Gina Covino- HOA Administrator  
Jordan Kelch- Administrative Assistant

**Owners in Attendance:**

Carrie Moentmann, Unit 30B  
Liza Simpson, Unit 21B  
Geoff Wainwright, Unit 23A  
Ariel Osmond, Unit 11A  
Marylee & Ed Hickey, Unit 17C2  
Clark Stringham, Unit 34B  
Sue Burke, Unit 14A2 & 14B2  
Sam Ferrin & Sarah Aures, Unit 13A2  
Maryanne Clare, Unit 38D  
Susan McRaven, Unit 25A  
Mike Mills, Unit 28A  
Graham Anthony, Unit 24A  
Lenny Leslie, Unit 37C  
Shana Schifer, Unit 26C & 3C  
Debra Lovci, Unit 38B  
Billie Paul, Unit 29D  
Michael Sussman, Unit 37A  
Scott Boberek, Unit 8A1  
Eric Weeks, Unit 26B  
Michael & Brook Bradley, Unit 14C2  
Cynthia Callaway, Unit 25B

**Call Meeting to Order:** The meeting was called to order at 6:22pm MST.

**Establish Quorum:** Quorum was not established, meeting will reconvene tomorrow, October 20, 2018 at 9 AM MST for the purpose of a board election.

**PRESENTATION BY MOUNTAIN REGIONAL**

- Improvement in fire flow capability
- Improvement in level of service, reliability
- 400-foot water main addition. Benefits of water main addition include:
  - Doubles available fire flow to meet PCFD requirements
  - System redundancy/reliability- water can feed from two directions limiting outages for repairs and maintenance
- Construct new valve facility in parking lot near Cedar Lane- Benefits of this building include:
  - Increased water throughout
  - System redundancy/reliability
  - Disinfection station
- Construction to begin spring of 2019
- \$61.80 base rate and 3% usage rate increase going into effect January 2019

### **APPROVAL OF MEETING MINUTES**

Ariel Osmond made a motion to approve the meeting minutes. Carrie Moentmann seconds. Approved unanimously. Motion carries.

### **FINANCIAL UPDATE**

#### **Budget-to-Actual Variance Reports**

Due to the timing variances of certain projects and expenses, the Hidden Creek HOA is showing an increase in the budgeted net change of funds of \$3,595 for this reporting period, the Association is happy to report that it ended with a surplus of \$3,888 for the period. This is a \$293 favorable variance for the period. Overall, Hidden Creek HOA has a surplus of funds in the amount of \$24,198 year-to-date, which is primarily related to budget saving variances in general and administration, repairs and maintenance, supplies, & utilities.

#### **September 2018 Revenues:**

The total revenue budgeted for this period is \$65,404, while actual revenue earned is \$65,143. This \$261 variance in revenue is primarily attributable to the following:

- Other Income: this account fluctuates from month to month based upon the activity of members needing parking passes, application fee costs, etc... This period the revenue was less than the \$400 budget.

#### **September 2018 Expenses:**

Period actual expenses of \$61,255 which was less than budgeted period expenses. This was a 0.9% less than budgeted or a favorable variance of approximately \$293. Significant variances of specific line item expenses include:

- Maintenance wages: this account was over budget by \$1,533 during the period which was primarily related to the extra funds allocated to disburse the remaining mulch through-out the property. This overage was approved by the board during Septembers board meeting.
- Pool Attendant: the \$720 overage was caused from the pool attendant labor. Year-to-Date this line item is ~\$1,000 over than budget.

## **Capital Reserve Budget vs. Actuals for the Period Ended September 30, 2018**

- **Unanticipated capital expenses:** There were no unanticipated capital expense during the month of September. The total balance year-to-date for the unplanned capital expenses are \$1,745.61
- **Planned capital expenses:** There was no activity during the month of September for capital expenses. Year-to-date the planned capital projects have a balance of \$76,719. This balance reflects ~\$60k in asphalt expenses and ~\$16,658 in heat tape expenses.

## **MAINTENANCE UPDATE**

### **Capital projects on queue**

1. **Asphalt:** To begin April/May of 2019
2. **Concrete:** Bid options exhausted. No further bids received and unable to get return visits from Laudi or Triple A concrete
3. **Roof Replacements 2019**
4. **Community Lighting:** Walk and talk with Gregory next week
5. **Dumpster Enclosures:** 2 bids secured- MGM bid \$2000 for repair \$4000 for new ones (estimating an additional \$500 for powder coating).
6. **Decking:**
  - Repair/replacement continued in Spring
  - Step and Stringer bids for possible replacement this fall

### **Projects to start**

- B&B Landscape on queue for French drain installation
- Mountain Regional changeover / Pump house & water line installation
- GTC to turn heat tape back on and do final inspection
- All gutters will be cleaned in October
- Building/unit number options (pictures emailed)
- Garage doors – New options and new letter to be sent
- Pest control services: Bid for pest control services presented by Dan Vinke to the board: \$3,300/mo. Dan to reconnect with company, ask about rodents in particular. Lisa suggests addressing the areas with obvious issues. Dan Mitrovich asked for specific bait information.
- Altitude Maintenance to hand winter snow removal 18/19

### **New projects**

- Xeriscape designs from High Mountain Garden
- Stone façade repair on townhomes continued
- Kiddie pool options – continued talks with pool vendors about options for 2019

### **Completed Projects**

- 3 deck landings completed in Trex
- Concrete grinding property-wide on uneven sidewalks

- Irrigation winterization
- Pond fountain/aerator repaired by GTC
- Non-slip yellow paint on sidewalks redone property-wide
- Mulch pile fully dispersed in townhomes
- On-Top completed the shingle roof replacement on bldg. 33
- Tennis court windbreaks taken down in October
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#### **GOVERNANCE DISCUSSION BY ALL**

- 2 parking passes per unit discussion: HOA cannot afford to offer more parking passes per unit because of the limited parking available on the property. There is discussion of marking guest parking spaces
- Information to be send to homeowners about pet registration

**NEXT MEETING:** November 15<sup>th</sup> at 2:00 PM MST, All Seasons Resort Lodging corporate office.

#### **ADJOURMENT**

**Carrie Moentmann made a motion to adjourn. Approved unanimously. Motion carries. Meeting adjourned at 7:49 PM.**