



**Hidden Creek Homeowners Association
Board of Directors Meeting Minutes
Teleconference
April 26, 2018
2:00 PM MST**

Board Members in Attendance:

Leanne Miller- in person
Lisa Graveline- by phone
Guy Rawsome- in person
Patsy Blake- in person

All Seasons Resort Lodging Staff in Attendance:

Jim Simmons
Dan Vinke

Owners in Attendance:

Michael Berlin
Cynthia Callaway

Call Meeting to Order: The meeting was called to order at 2:00 pm MST.

Establish Quorum: A quorum was established with f of the five board members in attendance.

Additions to the Agenda:

- Michael Berlin from unit 3B present to discuss deck expansion. Michael agreed to reduce size to standard. Summit County not approving any expansions to a common area without 67% approval from board. Consider approving the request subject to the conditions that we discussed previously provided he obtains written confirmation of Summit County's approval of his building permit before he starts any work. Decks have been viewed differently than building expansions in the past. New remodel application rules include limited construction times and disposal of debris and board needs to address the removal of trees.

Conditions:

No more than 10 feet deep (outward from home) and 14.5 feet wide, to match neighbors deck, 2 trees to be replaced at a later date, construction work rules to be vowed, hot tub would need to be a separate application, need to construct within a certain time frame (12 months was discussed).

Motion: Leanne Miller made a motion to approve the deck remodel subject to the conditions discussed. Seconded by Lisa Graveline. Approved unanimously. Motion carries.

FINANCIAL UPDATE

- Homeowner statements: splitting one the line items from sewer/water into sewer and water separately to eliminate water and be left with the sewer fee because Mountain Regional will be sending owners individual water bills.
- Leanne recommends adding the Summit County solid waste collection fee to individual owners. In the red in terms of capital reserves, HOA does not want to absorb these costs.

Motion: Motion to approve separating sewer/water and add solid waste collection fee. Pasty made motion, seconded by Lisa and Guy. All in favor. Motion carries.

Put this into next newsletter to inform homeowners of line item changes on bills and change to solid waste charges.

Capital Reserve Study:

1. Currently in the reserve funds: Approximately \$345,000
 - Target reserve for 2018 is over \$1million (fully funded), UT requires 10% operating funds which is roughly \$5k/mo.
 - (Board member asked) What number do we need to aim for this year? Goal is 40% or more
 - Cut spending and raise dues to accomplish goals? Or, determine if we want to take one big hit and do an assessment to get back on track
 - What would it require to get us to 30-35%? How much would we have to raise dues?
 - Roughly, to hit a 50% target, need to raise \$206K, to hit 40% target, need to raise \$96k
2. What projects to accomplish this summer:
 - Landings must be done because of safety
 - Landing steps
 - Asphalt
 - Concrete repair between building 3-4 needs to be done
 - Safety striping the stairs
 - Cut down on the number of roofs done this year
 - Hold off on breakers

Board discusses 7% increase in dues to go into the capital fund. Goal by June, if not, July.

Motion: Motion to increase dues by 7% to go into the capital fund. Motioned by Leanne, seconded by Guy. Motion carries.

MAINTENANCE UPDATE PRESENTED BY DAN VINKE

- Still working on dumpster enclosures, need to compare hourly versus project bid
- Pond Dredging: Contractor came out on Monday and is going to get a price for Dan, will also look into silt screens, also need to look into insurance
- Plan to have the pool open the Friday before Memorial day, possibly sooner
- Power washer for Jesus to clean up common areas. \$1500.

Motion: Leanne made a motion to authorize the purchase of a power washer for Jesus to clean common areas. Guy and Patsy second. Motion carries.

- New hot tub cover discussion. Pool monitor and maintenance crews to make sure they get put back on daily.
- Leave kiddie pool alone for now. \$10-15K to fix it. Maybe address it in 2019. For the newsletter, let homeowners know it is closed for the season.
- Dan will follow up on asphalt and concrete development bids.
- Dan to get bid for french drain between building 2 and 3.
- A walk through of the property was scheduled including Jim, Leanne, Dan, and other board members who want to attend.
- Water Issue: (In addition to the water billing issues discussed previously) The interconnection agreement that is going to allow Hidden Creek to interconnect with Mountain Regional has been signed by TCFC. Mountain Regional has already started the engineering work to design the structure in order to get construction under way. The target date for completion is July 1st. Once we get PSC ruling we will contact community water to get commitment on irrigation. The annexation notice was courted March 28th, expecting action by the end of May from the county council. Their administrative control board did approve the annexation.
- Hydroseeding- does not make sense until we have irrigation. But, Dan is moving forward with aeration which is beneficial even without water. Dan will get prices.
- Parking: Guest parking options and striping of Willow Creek parking lot. Will discuss during walk through.
- ARC-Revised remodel agreement has been distributed. Revisions include what was previously a \$500 fee for remodel has been converted into a deposit. Note the contractor rules on the last page. Need to have an attorney look at it. Leanne recommends we adopt the agreement.

GOVERNANCE DISCUSSION BY ALL

- Storing materials during construction to be out of site. Dan brought to attention that some projects, such as decks, require some materials to be left in sight. Group decides to set a time frame for materials to be left in sight, no storage of construction materials outside of the unit without specific approval.
- Construction dumpsters: Location, duration and size. Specific approval for an onsite construction dumpster is required, limited to parking lots. Construction hours are limited to 8am to 6pm.

- Hardwood flooring requirements to be incorporated. I.e. 52 decibel fic rating

Motion: Motion to approve agreement with edits to the contractor work rules. Moved by Guy, second by Lisa. Motion carries.

- Standard unauthorized modification notice: a written notification letter to be distributed to owners who we believe that there is authorized working occurring in the unit. To protect the HOA we need the notice in writing and they need to respond by a certain date.
 - To be determined: Who will enforce once the notice is distributed? Need direction from Melissa (attorney) as to who will have that authority and enforce rules.
- Garage door discussion: Garage door letters-currently a draft, discusses options for owners to replace damaged garage doors. Owner responsible for damaged doors, HOA responsible for paint.
- Legality of encroachment on common areas discussion
- 36C Request to expand driveway discussion- will look at the unit during walkthrough
- AC standards discussion

NEXT BOARD MEETING: Thursday May 24, 2018 at 1:00 PM MST

ADJOURMENT

Motion to adjourn by Leanne Miller. Seconded by Guy. Approved unanimously. Motion carries. Meeting adjourned at 4:36 PM.