



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

**Board Members in Attendance:**

Leanne Miller- by phone  
Lisa Graveline- by phone  
Patsy Blake- by phone  
Dan Mitrovich- by phone

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

Jim Simmons- HOA Manager  
Ken Rabach- ASRL CFO  
Nicole Chastain- Administrative Assistant

**Owners in Attendance:**

Leonard Leslie

**Call Meeting to Order:** The meeting was called to order at 3:18 pm MST.

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

**Additions to the Agenda:**

- Discuss garage door letter
- Discuss remodel agreement
- Discuss letter for unauthorized repairs
- List of maintenance priorities for the year from Dan
- Discuss solid waste collection fee

### **FINANCIAL UPDATE PRESENTED BY KEN RABACH**

- April PNL has been sent out via email
- \$5,000 better than budget at the bottom, year to date \$17,000 better than budget at the bottom
- Repairs and maintenance were \$6,000 less than budget for the month, \$26,000 below budget for the year to date
- Utilities were \$3,800 below budget for the month and \$8,000 below budget for the year, majority of utilities going towards water, other areas right at budget
- 7% increase in dues go into effect in June
- Accounts receivable: 5 unpaid dues as of the month of April, 3 unpaid dues as of today in May
- Leanne would like capital reserve shown as a separate line item, Ken will make effective as of July 1 as June has already gone out

**Motion: Leanne made a motion to establish a solid waste collection fee of \$3 per month per owner, effective July dues. Lisa and Patsy second. Approved unanimously. Motion carries.**

**APPROVAL OF MARCH 15, 2018 MEETING MINUTES: Dan made a motion to ratify the March 15, 2018 meeting minutes as presented. Lisa seconds. Approved unanimously. Motion carries.**

### **MAINTENANCE UPDATE PRESENTED BY DAN VINKE**

- Pool opening soon, attendant hiring in progress
- Paving bids in progress
- Aeration to be scheduled
- Sprinkler assessments have been done and some zones are being activated
- Wasatch Arborists to come in and do general fall clean up and maintenance- Dan to send bids to Leanne and to follow up with Wasatch Arborists about stump removal.
- Dumpster enclosure project in progress- more involved than expected
- One roofing bid in for building 33, still waiting for two more bids
- Sidewalk, concrete and step bids all in progress, waiting for contractors to reply
- Dan to make maintenance priority lists for board meetings moving forward in order to prioritize projects
- Mulch installation to be done by ASR crew- mulch or gravel discussion
- Dan to coordinate hanging planters for the pool area
- French drain project in progress and Dan needs more information
- Lighting project bids in progress

### **GOVERNANCE DISCUSSION BY ALL**

- Guest parking spaces discussion: during walk through, group discussed adding guest parking. Leanne suggests adding guest parking to the top or bottom of Cedar Lane or Willow Creek near the tennis courts. Open discussion. Decided to designate 20 total spaces in these lots to guest parking spaces.
- Parking passes to be returned to All Seasons upon selling units, \$50 fee if not returned, in order to better monitor parking passes.
- Both previously mentioned policies to be added to HOA Rules and Regulations

- Garage door letters- Nicole to send out letters to homeowners who need to replace their garage doors within 45 days.
- Remodel Agreement- Jim sent Melissa (attorney) the remodel agreement who had some concerns about the plat changes. Leanne asks that Nicole finalize the Remodel Agreement and send it to her as soon as possible and update the Rules and Regulations.
- Clubhouse rental discussion

**NEXT BOARD MEETING:** Thursday, June 14, 2018

**ADJOURMENT:** Meeting adjourned by Leanne Miller and Lisa Graveline at 3:39 PM