

Hidden Creek HOA Meeting Minutes

Wednesday, November 6, 2019 3:00 MST

I. Call to Order 3:04pm

II. Establishment of Quorum

Board Members:

Guy Rawson, Michael Bradley, Leanne Miller (phone), Dan Mitrovich (phone), Shana Schiffer (phone)

Homeowners:

Via Phone: Brad & Lisa Graveline, Rich Gleason, Joe Kunzelman, Lynn Peaks, Carrie Moentmann

ASRL staff:

Carissa Nosack, Jim Simmons, Mike Williams, Mike Howe, Garrick Malin, Gina Covino

III. Meeting Minutes (5 minutes)

1. October 2019 Approval
Dan motioned to approve, Guy 2nd, Leanne (Y), Shana (Y), Michael (Y)- unanimous
2. 2019 Annual Meeting
No comments or edits. This document will be held for approval by owners at the 2020 Annual Meeting

IV. Additions to Agenda (10 minutes)

1. **Potential Revenue Idea-** Guy Rawson
 - Homeowner has observed that tennis courts are rarely used and suggested that with the pending parking issues, this area could be converted to a paid parking area to increase HOA revenue.
 - Tennis courts are an amenity shown on the plat map and as such can not be removed without ownership vote.

V. Governance (30 minutes)

1. Appointment of Board Officers
Leanne Miller– President
Guy Rawson– Vice President
Dan Mitrovich– Treasurer
Michael Bradley– Member at Large
Shana Schifer– Secretary
2. Architectural Review Committee
24A: *Conversion of Wood Burning Fireplace to Gas Insert*

- The pipe will run under and as close as possible to the eaves.
- When running around door jam, pipe needs to be 3 (let's say 1 1/2" above) inches above the door jam.
- The fireplace cap and pipe need to be painted to match exterior paint color. Homeowners responsibility to maintain the pipe, cap and paint.

Guy motioned to approve with above stipulations, Michael 2nd, Leanne (Y), Shana (Y), Dan (Y) - unanimous

26B: Reconfigure Fireplace and Install a New Gas Insert

Remove existing gas fireplace with new gas insert

- Improve insulation in removed wall (wall will not be removed. Insulation will be blown in when the walls are opened due to the fireplace refurbishment)
- Wrap existing ceiling beam and post with faux wood
- Move existing fireplace fan switch to other side of fireplace to line up with on/off switch
- Add an electrical outlet to base of existing post for light and fan switch

Leanne motioned to approve with above stipulations, Dan 2nd, Guy (Y), Michael (Y), Shana (Y) - unanimous

3. TCFC Settlement Proposal

Michael motioned to proceed with negotiations for proposed land grants of any/all parcels surrounding Hidden Creek, a \$15K cask settlement, 3 landscaping items with TCFC drafting all proposals and paperwork, Dan 2nd, Guy (Y), Leanne (Y), Shana (Y) – unanimous

4. Mountain Regional Water Update

Public Meeting with be Thursday November 14th. Carissa will be attending and will email the Board with the results.

5. Reserve Study

There are 2 options for the HOA Reserve Study Update:

- 1) Level 2 Report includes a physical inspection of the property with a 7 week turnaround. \$2,640.00
- 2) Level 3 Report does not include a physical inspection. \$1,320.00
They will verify the accuracy of the previously generated list of common area components, estimate life expectancy and remaining life expectancy, and research their replacement costs.

Complex Solutions Phase 2 Study with physical inspection (\$2,640): Michael motioned to approve the study to take place the last week of February with at least one Board Member in attendance, Guy 2nd, Leanne (Y), Dan (Y), Shana (N) – motion carries
*Shana thought it would be best to wait until Spring when snow was melted for site visit.

VI. Financials (35 minutes)

2020 Budget-Capital Projects

****Discussion**** Leanne suggested revisions be made to the Operating Budget to all wage categories, reduce legal and make sure that Reserve Contributions are increased equal to the previous water budget. Once the Operating Budget is approved, future discussion will take place on 2020 Capital Projects. Review of maintenance wages to be completed at a separate meeting requested by Leanne.

VII. Maintenance Report (20 minutes)

1. Violation Report

Email reminders have been sent for BBQ's, personal items in common area and parking placards. All charcoal BBQ's will be removed November 12th after notice is placed on items.

*Carissa to email Barnacle information to all Board members for future discussion.

2. Remodel Modification Updates

3B removal of interior landing in progress, 8B expansion in loft, interior and exterior remodel in progress, 13B2 interior remodel in progress, 20B needs finish stain on decking, 25D hasn't begun concrete extension, 25D pending painting on A/C conduit, 36C concrete patio, pending contractor replacing missing siding

2. Completed

- a. 2 trees planted in memory of Cynthia Calloway and Clark Stringham
- b. Parking patrol
- c. Exterior lighting assessment
- d. Clubhouse internet wiring installed
- e. Temporary lighting around clubhouse installed
- f. Inspection of remodel projects
- g. Snow shoveling from early snow storms
- h. Vole treatment on specific areas

3. In Progress

- a. Stairs and Landings project by Ash and Dust
- b. Estimates for Ext. Lighting
- c. Exterior Painting evaluation
- d. Parking patrol
- e. Preparing equipment for winter snow removal
- f. Capital Improvement Projects estimates and planning
- g. Evaluation of more temporary lighting

VIII. Hidden Creek Meeting (5 minutes)

1. Monthly HOA Meeting: December 19th at 3:00pm, MST
2. Regular Meeting Schedule: Third Thursday of the month at 3pm

IX. Adjourn. 5:25pm