

Hidden Creek HOA Board Meeting Minutes
Thursday, April 9, 2020 3:00 MT
Conference Call

I. Call to Order 3:02pm by Leanne Miller

II. Establishment of Quorum

Board Members:

Carri Moentmann

Leanne Miller

Michael Bradley

Guy Rawson (3:08pm)

Dan Mitrovich (3:09pm)

Homeowners:

Lisa Graveline

Jeffrey Holland

Shannon LeDuff

All Seasons HOA Management (ASHM):

Carissa Nosack

Mike Williams

Garrick Malin

Gina Covino

III. Owner Comments

An owner requested dog stations be installed in both of the cul-de-sacs for the Townhomes, as there are currently only dog stations in the Georgetowns. Leanne indicated that since the cost should be fairly low and that it could be discussed outside of a BOD meeting after ASHM gives the Board an estimate of costs for materials and labor for new dog stations. The Board directed ASHM to determine the cost of installing dog stations in the Townhomes. *Part of the reason for the increased dog registration efforts is to determine potential locations for the stations. The fees collected from registrations will help support the upkeep costs for the stations and labor costs to clean up dog feces.

IV. March 2020 Meeting Minutes (5 minutes)

Leanne thanked Carri for her edits to the meeting minutes to clarify key points in the discussion.

Michael Bradley motioned to approve, with the addition of the photo page showing the details of the proposed installation from 34B's minisplit application, 2nd by Carri. All in favor, motion carries. * Immediately following the approval of minutes both Guy and Dan joined the call to form a full quorum.

V. Financials

1. March financials were not ready for the meeting.

*Both March and April finances will be reviewed at the May Meeting.

VI. Maintenance Report (20 minutes)

1. Remodel/Modification Report

8B – in progress (problem and fumigating will follow up soon)

13B2 – in progress

16B1 – pending exterior paint of dryer vent
20B – pending paint on decking
17A2 – completed, passed county inspection
24A – pending exterior paint on gas line
25D – concrete extension, pending spring
25D – pending paint on conduit
26B – waiting for contractor
32A – Interior remodel, in progress *exterior sign should be removed soon
38A – Pending start date
34B – Interior remodel, in progress
34B – Mini-split, did not follow the approved remodel application, BOD will discuss in closed meeting.

2. Completed

- Clear pond drain debris 2x daily to prevent flooding
- Working with JRock Construction, Morgan Asphalt, and BOD to identify best practice for asphalt replacement during MRW project
- Mike spoke with Hale Insulation and another insulation company about insulating the units. The contractors agree that added insulation will definitely help with the ice dam problems. Both indicated that insulating the attic spaces would be relatively easy and inexpensive but the vaulted areas were going to be another story. Hale believed the best route (if not going with the foam board) for the vaulted areas would be very invasive to the units and relatively expensive. This option would require the interior sheetrock to be pulled down from the ceiling prior to installing the insulation and would necessitate a 3rd party contractor for demolition and replacement of the sheetrock. Mike is thinking with interior demolition and replacement of sheetrock the blown insulation option could end up being as expensive as the foam board (OSB option). Mike reported that he has not finished his research. The roofs currently on the list for replacement (1, 32, 37, 38) all have some areas of vaulted ceilings that need insulation. It was noted that Unit 32A is currently remodeling and has removed all the sheetrock and will be blowing R50 insulation into the vaulted areas as well as the attic space. Mike thought it could be wise to wait on further roofing information to make sure ASHM and the Board have identified a permanent solution to the ice dam problems before proceeding with roof replacements this year. End of May/June would probably be the latest the Board could delay making a decision this year without risking vendors being booked this season. * Mike will have roofing information ready for the next meeting.
- Tennis court screens arrived and are being printed with Hidden Creek logo (under \$3000 budget and should be closer to \$1000)
- Sanitizing laundry room
- Clubhouse security and hot tub system maintenance
- Changed amenities code to 0430
*Request to have the future amenities codes less obvious, especially before the opening of the pool Memorial Day weekend.
- Removed debris around property post-earthquake
- Working with homeowners on remodel projects

32A has removed the sheetrock ceiling and is blowing insulation into the rafters. It might be wise to wait for further roofing information to make sure ASHM and the Board have identified a permanent solution to ice damn problems before we precede with roof replacements this year.

*The latest the Board may delay making a decision on roofing is June, without risk of vendors being booked this season.

- Routine Maintenance:
 - Parking patrol
 - General clean up
 - Residents requests via text and portal

In Progress

- Working with Altitude Maintenance to coordinate Spring cleanup
- Obtaining additional bids for roofing replacement comparisons
- Solution to homeowner remodel violation
- Asphalt replacement coordination

Questions from BOD:

A. What follow-up is being done on the Stairs & Landing project?

Mike will meet with Ash and Dust to walk the property to review how the project is holding up after one winter season and find out warranty details. He will report at the next meeting.

B. Do we have a list of private deck owners and the conditions of their decks? Have private deck owners with decks in need of repainting been notified about repainting their decks?

Mike has a spreadsheet of the private decks but he has not contacted anyone.

ASHM will notify the private deck owners that they need to paint and maintain their deck with the new HOA paint standard. The Board will give owners until August 1st, 2020 to complete the work. The notice to the private deck owners will set out the standard and should encourage owners to contact Mike Williams with any questions.

C. Have all gutters been cleaned?

ASHM to include gutter cleaning this spring as well as fall to ensure all of the gutters have been cleaned.

VII. Governance (30 minutes)

1. Ratify Email Decisions: None during the time period.
2. 2020 Capital Projects – MRW project coordination

Michael with JRock has stated that they plan to begin the project following Memorial Day. *They have 90-days from the start of the project to substantial completion.

a. Asphalt:

Following a conference call, Leanne and Mike Williams met and walked the property with JRock and Morgan to discuss areas of concern relating potential base failures.

Morgan revised their estimate to include the areas of concern and included a repair/replacement of the concrete collar and water box on one of the cul de sacs.

Mike stated that the new estimate was actually a reduction from the first bid but for the additional patching that was added to the job. Leanne spoke with a homeowner familiar with asphalt contracting (Leonard Leslie 37C) who is willing to volunteer to be part of a small committee to review areas for base repair patching. He suspects some areas that are alligatored are surface only because of poor drainage, and possibly do not need base repair. The pricing for the patching and base repair at \$3.6882 per sqft. is a good value in comparison to the unit price of \$1.34 for the mill and overlay. The committee could work with JRock/Morgan to make the quick final decisions on the patching reductions so as not to delay the job. Prudent judgment will be used and decisions need to be reported to the Board. The Board is not opposed to the committee deciding that the full patching/base repair take place, but it should not exceed the original contract amount. Mike and the Board discussed a hold-off on as many roofs as necessary to accomplish everything we need to have the asphalt completed properly to secure long-term success.

Leanne made a motion to approve 1 & 2 of the contract for \$155,476.64 and 3 (Patching as Needed) up to the 13,854 sqft. for \$51,096.32 conditioned upon a review by the "asphalt committee" to reduce the amount to a minimum once the project has begun and a visual review can help determine if all of the patching is necessary. It was discussed that the contract requires written modification of the additional review and potential modified pricing, 2nd by Michael. All in favor. Motion carries. The Board approved changes can be made to the contract and submitted in writing to JRock/Morgan.

b. Retaining wall:

Issue Tabled

ASHM received the engineering report from Black Dog and is working to get a second bid from Michael at JRock. Mike Williams is waiting to hear back and meet with Jesus, the excavator used by JRock.*Mike will send both bids to the Board via email as soon as he has them so a decision can be made quickly to ensure the contractors can coordinate with JRock during the MRW project. Regarding Timing: as long as the Board makes a decision by the first week of May, there is enough time to work with the contractors to coordinate all the projects without causing unnecessary delay.

Item tabled pending additional info to be provided. Pond Dredging - Mike will continue to work with JRock on the pond inlet dredging including meeting with the excavator. The Board discussed taking advantage of increased dredging work, but due TCFC issues being unresolved determined it may be more prudent to wait.

VII. Hidden Creek Meetings

1. May 21, 2020 3:00pm, MST
2. Regular Meeting Schedule: Third Thursday of month at 3:00pm, MST

IX. Adjourn 3:59pm. Motion by Dan, 2nd by Carri. All in favor.