

Hidden Creek HOA Board Meeting Minutes

Thursday, July 16, 2020 3:00 MT

I. Call to Order 3:06pm

II. Establishment of Quorum

Board Members:

Leanne Miller

Carri Moentmann

Michael Bradley

Dan Mitrovich (3:16pm)

Guy Rawson (3:26pm)

ASHM:

Carissa Nosack

Mike Williams

Garrick Malin

Gina Covino

Homeowners: (up to 17 h.o.)

Lisa & Brad Graveline

Kevin Moentmann

Joe Kunzleman

Damon & Michelle Nielson

Jim Meland

Matt Braslow

Dan Simpson legal: Justin Hatch

Gretchen Lescher

Alan Agle

Jeff & Lili Holland

Kristi Wilson

III. June 2020 Meeting Minutes

Leanne noted that 12 pages is a record length of meeting minutes.

Motion to approve by Michael, Carri's first response was muted and Leanne deferred approval to next meeting.

5m 45sec into meeting: Motion to approve by Michael, 2nd by Carri. All in favor, Leanne (No). Motion carries with a majority. Dan and Guy were not on call at this point. Michael said he would text them to find out when they would join the meeting.

IV. Financials - Due the timing of the meeting in the month, the financials will be completed within the next week.

Leanne Miller brought up the fact that Garrick provided the Board a list of expenses that have been itemized to the capital expenditures. Leanne wants it included in the minutes so that the owners can have access to the information (see attached at end of minutes). The list includes details on how the reserve contributions have been increased historically over the last three years. An owner asked at a previous meeting that if reserve contributions have been increased, where are they going? 2019 was given as an example. The money that was spent were for 3 roofs and the stairs and landings and a few other small projects and totaled \$193,044. Leanne questioned if some of them should have been included in capital expenditures versus operating and maintenance costs. The treasurer previously worked with Mike Howe and Ken Rabach and Leanne thought they had a document that detailed what expenditures were appropriate for capital versus

operating expenditures. She asked ASHM to produce a document that outlines how expenditures qualify and meet General Accounting Principles (GAP). She acknowledges there are some grey areas but she would feel better and the owners would feel better if the capital reserve items are not being “nickel and dimed, losing buying power for our big projects”.

5m 10 sec into meeting: Carri spoke up that she has been on the call and has heard everything but her mic was not working. She requests that before proceeding to maintenance that we go back to the vote on the meeting minutes so as to not delay the publication and remodel approvals another 30 days.

V. Management/Maintenance Report

1. Reserve Study Report:

Carissa reported that the reserve study had been completed. The first draft has been reviewed by the Board. The top 2-3 priority projects have been identified; a few missing components were identified with estimated figures. Those were sent to Dale Gifford (Complex Solutions, Ltd.) last Friday. On Monday, we had an updated reserve study (draft 2) that was sent to the Board with additional comments by Dale Gifford along with recommendations on how the Board should proceed to assess. The Board is in the process of setting up a time to meet and again and discuss the results in order to finalize the study. Once finalized, the Reserve Study Report will be posted for the owners.

2. Monitoring of Summit County Notices:

During the previous meeting the Board approved legal review of notices to monitor for items that may have an impact on Hidden Creek. Miller Harrison provided a brief synopsis to the property manager which was then sent to the Board for review. The County meeting was postponed and a new notice was sent. The second meeting was also been postponed. The invoice from Miller Harrison was \$130 for services performed in June, under the \$200 approved budget.

Michael inquired about the process for notifying or posting information for owners. Carissa reported that any owner can sign up to receive the notices of meetings on the County website. The purpose of the attorney review is to notify the Board of items of interest/concern to the community. If the Board decides the information is pertinent and homeowners should be notified, they will direct ASHM to forward that information via email to encourage homeowner education and participation. Homeowner Brad Graveline spoke up and expressed his appreciation for the legal report and the Board involvement.

3. Remodel/Modification Report

A detailed report is provided as part of the Board packet. Mike Williams reported there is nothing exceptional to call attention to unless the Board members have any questions.

4. Completed/In Progress/Parking Report:

A detailed report is provided as part of the Board packet. The retaining wall is the biggest item of interest. It is almost complete with the exception of final touch up details (sprinkling system, inspected by engineer, etc.). Phase 2 of the project is the Mountain

Regional Water line project with valve/pump station down Cedar Lane. There will be staging for this part of the project in the Lakeview parking lot. Notices will be posted on vehicles and neighboring doors as necessary with updates.

Parking Patrol: One vehicle was almost towed after three notices were left on the vehicle which consistently for several weeks did not have a placard. The owner showed up prior to the vehicle being towed.

Carri asked if fees were incurred by the HOA and how that is handled? How do we avoid a circular situation where people stop the tow process, are homeowners warned and fined?

Mike reported there was not a charge incurred for the tow call out. Utah law does not allow for the company to tow if the owner is present (for safety/confrontation issues). ASHM does not know who has which cars and the vehicle only had a paper note, no approve HOA placard. With the placard ability to be placed in different vehicles, they are hard to track and management is doing the best they can to keep records.

This is the first time a tow has been stopped, so it may be an anomaly.

Carri inquired as to the parking rules and enforcement process. The concern is not just about the tow, but that we have a shortage of parking. This could be a real issue if we do not enforce.

Mike ordered a bigger variety of stickers to notate the steps and final notice which should help. Extra vigilance will be taken as parking is limited and at a premium because of the construction projects. A copy of the parking enforcement records can be provided for future meetings, especially during the big projects so that the Board has a better idea of what is happening. Typically, unless it escalates to a vehicle needing to be towed, Mike does not bring the enforcement to the attention of the Board.

The Board wants to make sure that consistent violations/offenders are identified and that ASHM start issuing written violations and fines as that is provided for in the rules and regulations (if the unit owner can be identified). Again, this is for repeat and consistent offenders, taking into consideration everyone misses a tag occasionally.

Mike tries to be prudent in some of those subjective decisions, but agrees that enforcement for consistent offenders will be monitored closely.

Leanne requests there be office follow up and documentation emailed to owners, not just notices on vehicles. First violation is a notice, second violation is a fine.

5. Violations/Fines Report

Report is included in Board packet. Details are not shared publicly for privacy purposes. One report details the stage and type of violation and one report details the fine assessment.

A report of violation was made regarding a pet and a subsequent fine was issued.

Following the fine being issued, the tenants were educated as to the County and HOA rules regarding pets. Compliance has been documented by the neighbor and ASHM.

*A request has been made to the Board by two neighboring units to remove the fine, one because of compliance and two, in efforts to keep relations neighborly.

The Board is looking for compliance, not collecting fines. Owners should have good relations with each other within the community.

Motion to remove the fine for the second violation by Carri as long as the record is kept on the history. Michael (Y), Guy (Y), Dan (Y), Leanne (Y). Approved.

VI. Governance (30 minutes)

1. Legal

- Hot Tub Agreement - No report back from Leanne's request for a legal opinion.
- Cathedral Ceiling Insulation
- Non-conforming additions, enforcement

A legal opinion was received by the Board at 3pm just as the meeting was beginning. The property manager has not received a copy. The Board members have not had a chance to review and digest the contents of the 8-page document. This item will be tabled till the next meeting.

Leanne commented that the Board will be having a Special Meeting, at minimum, to discuss the Property Management Agreement (PMA) and possibly these legal issues. Date TBD but prior to the end of the month.

Michael commented that he would like that to happen as early as possible.

Leanne sent emails earlier setting a session for Tuesday July 21st for an executive session so that negotiations could take place that same week with Jim Simmons (ASHM).

Leanne requests the Board members respond with times for a second meeting to meet with Jim for negotiations.

2. ARC

Detailed ARC meeting minutes are included in the Board packet. Excerpt from ARC approved minutes:

Leanne suggested altering ARC/Board Review Schedule. The new Timeline for Expectations will be:

- *COMPLETE Homeowner Applications are due by the 15th of the month (or closest business day if on a weekend)*
- *7 business days will be given to Management team to collect any missing details and follow up information prior to delivery of ARC Packet (considered HARD DATE) *Any incomplete application will be moved to the following month ARC meeting.*
- *HARD DATE: NO additional information will be emailed by management after this deadline*
- *ARC packet will be sent out within 48 hours of the HARD DATE. In most cases, the ARC committee will have at least 2 business days and a weekend to review packet details prior to the meeting.*

- *In most cases following the ARC meeting, the Management team will have 5 business days to complete any post ARC follow up requests with homeowners in order to prepare for the monthly HOA meeting packet.*
- *Some applications may need to be reviewed a second time by ARC, some applications may move on with ARC recommendations to the Board. Homeowners will be asked to submit their completed application to ASHM by the 15th of each month (hard cutoff date)*
- *Carri mentioned a complete application helps the ARC make a **firm** recommendation to the Board*
- *ARC monthly meetings will take place the FIRST BUSINESS DAY OF EACH MONTH. Carissa will send ARC members a one-year calendar marking each month's ARC meeting. Adjustments might be needed*

Carissa sent out the calendar with proposed dates and had no negative response from any ARC member on the newly proposed schedule or dates. These dates can be posted on the All Seasons website for homeowners to reference.

Michael had two things that stand out as questions: 1) Is there enough time from when the ARC packet is delivered to the committee for the committee to review and prepare for the meeting? 2) Is a representative identified in the process to report to the Board so that there is a cadence, expectation and summary to make it easier and more efficient? Is that something we could do?

Carissa replied "Yes" on the second questions. ASHM has made changes. Gina will remain the document collector and create the Agenda and packet for ARC. Carissa will run the ARC meeting and is the representative to call the homeowners during the meeting to report the ARC recommendation and facilitate discussion between the committee and homeowner. Gina, Carissa and Mike will all assist (depending on need) on any follow up needed by ASHM both prior to ARC and monthly HOA Meetings. Carissa will make the ARC report during the HOA meeting to the Board. In regards to first question, ARC members are okay with the timing for both pre-meeting review and post meeting follow up in order to facilitate ASHM compiling Board packets for the monthly meetings.

Leanne questions whether 7 "calendar days" would be better than 7 "business days" to give ARC longer to review packets? Carri commented that she would rather give the homeowners more time to respond to ASHM's requests for a complete packet and (less time) 2-4 days for the ARC review the information. Noting ASHM and some contractors are not available to homeowners on Saturday and Sunday.

Leanne: The other important aspect that we have to consider is that All Seasons HOA Management has asked for a significant increase in fees to support the ARC process that the HOA pays. It is becoming as expensive as supporting the Board meetings. I do not know if the Board will want to continue to support ASHM's involvement in this committee. The committee was intended to be an auxiliary support to the Board to help

with this process. Things have gotten pretty structured and expensive for the HOA and I do not know how the HOA is going to continue to pay the high rates that they are looking for.

Carissa commented this ARC process is what allows ASHM to have the details to give to the homeowners on their approval forms. The meeting notes from the ARC committee are detailed and state specific recommendations that are then presented to the Board. This allows the Board to make small tweaks and additions during the Board meetings without taking additional time. If the HOA does not continue with the ARC committee it will make the process much more time consuming for the Board members. The HOA used to have an application fee at one point that was converted to a refundable deposit. This fee structure may need to be re-evaluated to support the costs associated with running the ARC process. Leanne states she set up the ARC committee a few years ago to make it easier for the homeowners to get their applications for remodels reviewed by the HOA and in front of the Board so that it did not take multiple iterations going back and forth because that was a very frustrating process. ARC is definitely serving a useful purpose; it is just getting very expensive. Leanne suggests this is best addressed at the time the HOA has a new agreement for management services so that they know how all of the costs are going to be covered.

Michael commented that the process is something the HOA needs, but who owns the process and who does it could be managed either from a fiscal management perspective by the Board and/or by ownership or by fees. The process is important to streamline, set expectations and so that people know how to adhere to those expectations. I propose that we accept the process and the Board will figure out the fiscal aspects and whether there is a fee is incurred, whether ASHM does less and someone else does more. The process is right. The time that was dedicated was well spent.

Carri agrees. We have come a long way to refine this process and there have been bumps along the road for a lot of homeowners. This is now concise and we have a strong ARC committee that is committed to participating. The Board does not have time to add more to their agenda. ARC is what gets us to the point where the Board can look at applications quickly and approve or not approve. Let's look at this Leanne, we both participate on ARC. Two Board members are already participating on ARC so that they have a clear understanding of what is being presented from ARC to the Board. This should be a quick process at a Board level. So, do you want to say we are spending a lot of money on ARC or as much on Board time? A lot of important questions are flushed out during ARC for the Board to be able to make decisions.

Leanne does not disagree with either Michael or Carri, she is just saying it has become an expensive process and we need to figure out how it is going to be paid for. Carri agrees that there are a lot of expensive things that our HOA is incurring that we have to figure out how to pay for, so she agrees. She just does not agree with getting rid of the ARC committee or streamlining it so that more responsibility is put on the Board is the right way to handle it.

Guy said that he thinks the process that the ARC committee has come up with is great. It streamlines things and a lot of work has been put into it, so he would hate to see it go to the wayside. He thinks the Board needs to sit down and talk about some of the structure to give to the ARC committee and revamp some of the standards that the HOA has because they are outdated and they are holding up the property from looking nice and having equal things for all homeowners. The ARC committee is running on outdated standards for what people can apply in sizing and dimensions that are allowed in the community which causes a slowdown in the process.

Matt Braslow chimes in and agrees with what Guy said. He is selling his unit but he has been through this entire process and he would say, he wasn't aware of how expensive this was for the HOA but he would have happily paid a fee and the deposit. He would like to see the HOA keep the process available for owners (including a fee) as long as it remains streamlined.

Carissa requests owners to refrain from comment until later in the meeting as this is a business meeting and time has been set aside for owner comments.

Carri makes a motion to approve the process as written, 2nd by Michael. All in favor, unanimous. Motion carries.

The Board will make revisions to the application and fees and sometime in the near future to complete this topic and process for further refinement.

1B

The homeowner has been granted an approval for a remodel, is now selling their unit and requests to 1) have the approval transferred to the new owner and 2) give new owner an extension on time to complete the project. Management has been clear with new potential owner that ANY changes to the detailed approval will need to be re-submitted as an amendment and will need to go back through the process. Application and fees are also subject to/and expected to change within the next few months (fee and deposit).

Motion by Carri to 1) approve the transfer of remodel and 2) grant a 12-month extension for construction period from the date of sale, on the condition that the new owner submit a new application and deposit for HOA and homeowner documentation purposes. *All changes (i.e. contractors, licensing and insurance, permits) need to be included in new application. 2nd by Michael. Dan (Y), Guy (Y), Leanne (Y). Motion carries.

8B

The homeowner has almost completed an extensive interior remodel and has a few exterior items that will not be completed prior to the pending sale of the unit. The permits were pulled in October or November so the exterior work could not be completed and then Covid hit this spring creating further delays. The buyer and seller have negotiated and request 1) the previously granted approval to transfer to the new buyer/owner and 2) a 12-month extension be given to complete the exterior work from the date of owner transfer. The owner states he has also had to give a \$20k credit/reduction in price to the buyer because of the looming HOA Special Assessment. The buyer performed the due diligence in reading meeting minutes and know the HOA

has financial concerns. Part of the reduction is also to cover the painting/staining of the back deck to bring it to current standards as stated in the approval.

Note: ANY changes to originally approved scope of work will need to go back through the ARC/Board process. Application and fees are also subject to/and expected to change within the next few months (fee and deposit).

Motion to approve 1) the transfer of the exterior remodel approval to the new owner (currently under contract), 2) a 12-month extension for completion of the exterior remodel from the date of sale conditioned upon the new owner submitting a new application and deposit (including all contractor, licensing, insurance, permits) and 3) all deck painting/staining maintenance to be completed ASAP; moved by Carri, 2nd by Guy. Dan (Y), Michael (Y), Leanne (Y). Motion carries.

6A

Personal Deck Expansion-No ARC Recommendation to Board

- ARC members agree the proposed new deck (measuring 10'x23') does not meet current Standard (10'x14'.6") and therefore will not recommend to Board
- Unit 6A's current second story personal deck measures 8'x14'.6", the HOA standard size.

Page 11 of 90 (in the Board ARC packet) is the homeowner response to the ARC recommendation. The personal deck expansion unit 6A is requesting is identical to the neighboring unit. This request was instigated by the community decking notice to maintain and bring personal decking up to current HOA standards. Homeowner believes the deck standard should use the largest deck as the standard. Homeowner is asking for a variance from the community's deck standard.

ARC's recommendation to not approve the application was based on the strict interpretation of the deck standard. ARC referenced the need to the Board for a legal opinion before approving non-conforming requests. The Board has not had time to review the 8-page legal opinion which in part applies to this application.

Guy states he originally ran to be on the Board about 8 or 9 years ago because of this reason, specifically the silliness in having a deck standard so small that no one can use it. However, having variances for others in the community and to tell this owner no is not okay and extremely ridiculous. We need to sit down with the ARC committee and make some changes to standards so that these requests can be reviewed reasonably. I appreciate the work the ARC is doing, but the Board in not giving them the good tools and direction to do that job in a way that is beneficial to the homeowners. When homeowners come to us with something that already exists in the community, it is time for us to bring the standards up to date so that it does not take a lot of time for review and approval. The HOA now has good records of the sizes, types and conditions of all of the personal decks.

Carri mentioned that this discussion is not specific to this application and she understands what Guy is trying to do with the standards, but the community has varying building sizes and locations for personal decks. The overall concept of the community does not allow the largest deck in all locations. There needs to be proper oversight. The deck standard has been in place since 2002. Either other Boards did not follow the standard or decks were installed without HOA approval if they were done after the standard was created. A lot of cleanup needs to be done to our documentation, it has been done piece meal along the way making it hard for the community.

Guy spoke up asking a question to Carri? When you say you can't take the largest deck size and make that the standard, if it doesn't fit, then of course you don't approve. If the building is 18' and they ask for a 20" deck, of course you cannot approve. Just because you have the larger standard doesn't mean it applies to all buildings. However, it can be applied to those units where it does apply.

Carri says she understands the concept being suggested. Similar to the window standard, there could be a list of standard sizes, that dependent upon the location, could be reviewed and easily approved. She just says that she is not sure that it is as simple as that. She believes there needs to be some oversight and it is not as simple as a window or door replacement where decks are concerned.

Michael said the application seems pretty standard. The bottom line is, that as community we are trying to improve our standards, bring them up to date, and establish something so that the community as a whole can adhere to the standards. We need to track what is conforming and non-conforming because there is a history of things that have been problematic, thus the legal counsel. If a decision is made to revise the standard then it would need to be codified and approved. Recommends waiting for a proper review of the legal opinion before proceeding.

Dan says the potential of 60-90 days or spring is too long to wait to be able to respond to the homeowner.

Guy motions to approve the variance and personal deck expansion (10'x23') to meet HOA standards (materials, color, type) as submitted, 2nd by Dan. Leanne (Y). Michael (N), Carri (N). Motion carries.

25D

Privacy Fence-No ARC Recommendation to Board

- It was stated that until a thorough review of what privacy walls/screens/fencing is in place throughout community, and a professional give an opinion, a Standard should not be written just to have a Standard
- **Front Door**-homeowner is asking HOA to reimburse them 50% for new front door
- Carissa stated a half a dozen homeowners have asked the HOA to replace/pay for new front door. It's been almost 20 years since front doors have been replaced

Location of Proposed Privacy Screen (from Application):

- At “lot line” of each unit
- Not to exceed past existing patio
- Not to exceed 6 feet in height

Construction:

1. Lattice Wood screen not to exceed 4' x 8" placed on (2) 4"x4" posts
2. Sold at Home Depot and Lowes
3. Spruce Pine Fir, Redwood, or Natural Western Cedar

Motion by Leanne to hire All Seasons recommendation for designer (Susan Monahan – Interior in Park City) up to \$450, to propose new privacy standards for all different situations within the community AND Motion to approve **temporary** installation of privacy screen, as proposed by homeowner (to match neighboring unit), under the condition that it will be brought up to the HOA standard as soon as it is approved and posted by the Board, 2nd by Guy. Dan (Y), Carri (Y), Michael (Y). Motion carries.

Board unanimously approved Homeowner installation of new front door to meet HOA standards. All front door requests by homeowners will be treated the same. Board will review legal opinion and get back to owner about responsibility/cost.

27C

Interior Renovations-Recommended to Board with Stipulations:

*Insulation Will be Sprayed in Cathedral Ceiling at Owner's Cost, Ventilation will be Raised 2 1/2" to Accommodate New Roof Deck (with foam board) when roof is replaced

Homeowner response to Board post ARC meeting:

It has come to my attention that there are issues with the roof and insulation that have caused water damage due to ice damming that is impacting the entire Hidden Creek Community. I understand there have been many conversations on potential solutions as the roofs are replaced throughout Hidden Creek and building 27C's roof was replaced in 2019 without an insulation fix.

Understanding that this is a community-wide issue and it is not currently mandated that these repairs be done as a part of a remodel in the HOA by-laws or remodel requirements it is my belief that this should be the HOA's full financial responsibility. Therefore, I would like to propose the following:

- Hidden Creek HOA to pay for the entire cost to remove and replace the ceiling insulation, and pay for the sheetrock repair (bid at \$16,500)

If this is not a decision you feel you can vote on during the July 16 board meeting, I kindly request that you grant me approval for the requested changes that are a part of my original remodel application (I was told the ARC is recommending approval of the

application, pending I put forth a proposal for the insulation issue), as to not hold up the process to apply for the required county permits. We can then continue the conversation leading up to the August board meeting in order to come to a final agreement.

Michael Bradley spoke to the HOA efforts to prevent ice damming by installing ice shield 8-10ft up the roof deck and having snow removed from the edges of the roofs. Despite these efforts, they have not proven effective at mitigating the ice dams. The HOA has had proof of success with the concept of foam board installation to decking and spray foam on the interior cathedral ceilings, thus the HOA suggestions, but HOA/Board decision is still dependent upon legal interpretation of who has financial responsibility for the insulation.

Motion to approve interior remodel as submitted with ARC stipulation on raising ventilation 2 ½” to accommodate new roof deck/insulation when roof is replaced, pending resolution on insulation questions by Carri, 2nd by Michael. Guy (Y), Dan (Y), Leanne (Y). Motion carries.

Board will review legal opinion on insulation and get back to owner about responsibility/cost.

35B

Amend Approved Remodel Application-Recommended to Board with Stipulations Regarding Furnace in Attic

- **Front Door**-Homeowner asked HOA to pay for new front door (many cracks in door and dome window). Homeowner will install and paint himself. Carissa stated homeowner submitted a proposal to Board asking for front door payment
- **Furnace**-to be placed in attic; no roof penetration, side of building v ventilation (picture of where ventilation will penetrate side of building to be submitted to ASHM for Board packet); will remove old vent; will insulate attic to code; condensation tube will run into existing interior plumbing
- Lisa asked homeowner if he had a hand drawing as to where the furnace condensation will tap into interior plumbing. He did not. Homeowner will report back to ASHM if line is flexible tubing or PVC, as well as drain details
- No current access to cathedral ceiling in master bedroom. Homeowner will take a look and report back to ASHM prior to Board meeting
- **Patio**- to enlarge current patio to 4’x 2’w x18’ (photos provided in Board packet pg. 54-61) ***Follow up items requiring submission to ASHM were received and included in Board packets.**
- Homeowner is aware of insulation problems and needs within the community and plans to address them during his remodel. The open attic will be insulated. There is only one upstairs bedroom with a partial cathedral ceiling that the owner does not know the status of the insulation but the owner plans to address it during the project as the room has already experienced leaks.

In response to Dan Mitrovich’s questions: In-floor radiant heat will be added to the main floor and a furnace will be used upstairs. No A/C is planned

now or in the future. A gas line will be run from immediately below up to the attic for the furnace. All new duct work will be installed with the new furnace.

Motion to approve amended application for furnace, front door and concrete extension by Carri, 2nd by Guy. Michael (Y), Dan (Y), Leanne (Y). Motion carries.

Board will review legal opinion and get back to owner about responsibility/cost.

All insulation requests by homeowners will be treated the same.

All front door requests by homeowners will be treated the same.

38A

Amend Approved Remodel Application-Recommend to Board

- **Tubular Skylight with attached Exhaust Fan/Vent** will need to be extended 2 1/2" to accommodate new roof deck when roof is replaced
- Homeowner is responsible for roofing around skylight/vent

Motion to approve by Carri, 2nd by Michael. Dan (abstain, cannot review documents), Guy (Y), Leanne (Y). Motion carries.

3. Property Management Agreement

An executive session has been set up for July 21st and negotiations will follow with Jim Simmons (ASHM).

4. Annual Meeting Preparation/Scheduling

GoTo Meetings will be used for Annual Meetings and proposed Town Hall Meetings can support large participation by ownership (150).

Motion to approve Annual Meeting date of October 23, 2020 by Guy, 2nd by Dan. Leanne (Y), Carri (Y, as long as we get the other meetings(special/executive/townhall meetings in), Michael (Y, realizing there is a lot to get through to prepare, Reserve Study, projects, etc.).

September HOA Monthly Meeting 17th, 2020 at 3-5pm.

Notice requirements are per State Statute (in writing at least 48 hrs. in advance, in a meeting schedule that was previously provided to owners. Includes delivery by mail or email, date and time, location of meeting and how participation will take place (in-person or electronically)).

Timing: The Board has the next 4 weeks to decide on what will be presented so that 2 weeks can be given to prepare any documentation for the meetings.

- First Townhall Meeting to be held evening of September 17th. 6-7pm OR 7-8pm
- Second Townhall Meeting to be held October 1st in the evening. 6-7pm OR 7-8pm
- Time TBD, Current ASHM policy does not support in-person meetings at this point in time.

This schedule allows three weeks of time for Q&A, collection of proxies, ballots, etc. prior to the Annual Meeting. Three Board positions are up for election and there will likely be a Special Assessment and possible Amendment to the CC&R's to vote upon at the Annual Meeting.

VII. Owner Comments

None

VIII. Hidden Creek Meetings

1. August 20, 2020 3:00pm, MST
2. Regular Meeting Schedule: Third Thursday of month at 3:00pm, MST

IX. Adjourn 5:18pm - Motion to adjourn by Michael, 2nd by Guy. Carri(Y), Dan (Y), Leanne (Y). Motion carries.

Transaction Detail by Account
1/1/2017 - 7/9/2020

Date	Type	Property or Company	Name	Description	Amount
3300 - Current Year Capital Contractor Expenses					
9/30/2017	Bill	Hidden Creek HOA	GTC Electric	#35 Aspen Dr	(12,001.50)
10/16/2017	Bill	Hidden Creek HOA	Renaissance Services	Asphalt patching & 2" overlay	(11,908.00)
10/17/2017	Bill	Hidden Creek HOA	Dakota Jett	Steel & supplies for new trash enclosures	(1,025.00)
					(24,934.50)
2/6/2018	Bill	Hidden Creek HOA	BNA Consulting	LIGHTING UPGRADE PROJECT	(780.00)
6/3/2018	Bill	Hidden Creek HOA	GTC Electric	Heat tape and power repair / replacement	(14,367.75)
6/29/2018	Bill	Hidden Creek HOA	GTC Electric	REPAIR HEAT TAPE & INSTALL NEW SUB-PANEL FOR HEAT TAPE CIRCUIT	(2,289.76)
7/20/2018	Bill	Hidden Creek HOA	Challenger Industrial Supplies	IPS AUTOMATION SYSTEM, CHEMICAL AUTOMATION	(1,745.61)
7/31/2018	Bill	Hidden Creek HOA	Top Job Asphalt	50% DEP on: Crack seal & remove/replace \$120,122 est	(60,061.00)
8/31/2018	Bill	Hidden Creek HOA	Wasatch Arborists	tree service and stump grinding	(19,000.00)
9/1/2018	Bill	Hidden Creek HOA	Anderson Whalen & Associates	French Drain design	(883.00)
10/4/2018	Bill	Hidden Creek HOA	On Top Roofing Inc	HID Roofing Proposal 50% Deposit on \$19,125 job proposal	(9,562.50)
10/16/2018	Bill	Hidden Creek HOA	Pacific Siding, LLC	Decking Material's bldg 8, 16, 17	(7,400.00)
10/20/2018	Bill	Hidden Creek HOA	On Top Roofing Inc	New Roof for Bldg #33	(10,797.50)
10/31/2018	Bill	Hidden Creek HOA	Pacific Siding, LLC	Decks	(7,440.00)
11/1/2018	Bill	Hidden Creek HOA	MGM Welding & Fabrication	Fabricate & Install Dumpster Enclosure	(2,033.58)
11/19/2018	Bill	Hidden Creek HOA	GTC Electric		(2,249.92)
11/27/2018	Bill	Hidden Creek HOA	ANAB Construction, LLC	Concrete Bldg#3-4	(4,000.00)
11/30/2018	Bill	Hidden Creek HOA	Anderson Whalen & Associates	French Drain Eng.	(700.00)
12/5/2018	Bill	Hidden Creek HOA	GSH Geotechnical, Inc	Infiltration Rate & Test	(1,800.00)
12/10/2018	Bill	Hidden Creek HOA	B&B Landscaping Inc	Install perforated pipe	(20,200.00)
					(165,310.62)
1/1/2019	Bill	Hidden Creek HOA	Anderson Whalen & Associates	Topographic Survey	(2,028.78)
1/1/2019	Bill	Hidden Creek HOA	Anderson Whalen & Associates	Topographic Survey	(200.00)
1/3/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	Cedar Lane Dumpster Enclosure	(750.00)
1/3/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	Willow Creek Enclosure - Dumpster	(1,000.00)
1/9/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	Balance Due	(2,033.58)
1/9/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	cedar lane dumpster enclosure	(750.00)
1/9/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	Dumpster Enclosure	(1,000.00)
1/14/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	caster/removal of damaged caster	(425.00)
1/31/2019	Bill	Hidden Creek HOA	Ace Sign's & Designs	signs	(888.93)
1/31/2019	Bill	Hidden Creek HOA	All Seasons Resort Management	signs for property	(155.30)
2/26/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	Aspen Dumpster Enclosure 50% down deposit	(1,613.90)
2/28/2019	Deposit	Hidden Creek HOA		Refund due to job not finished	425.00
3/6/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	New Letters for each building	(2,260.00)
3/6/2019	Bill	Hidden Creek HOA	West Wind Litho	Reflective Signs and Hardware	(781.83)
3/14/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	Remaining portion of Dumpster enclosure on Aspen Drive	(1,613.90)
3/31/2019	Bill	Hidden Creek HOA	Ash Dust Elements LLC	New Sauna Parts	(2,000.00)
4/10/2019	Bill	Hidden Creek HOA	GTC Electric	Sauna Heater	(3,444.03)
4/24/2019	Bill	Hidden Creek HOA	GTC Electric	New sign light and circuit	(715.60)
4/30/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	Bldg Letters and Numbers	(2,260.00)
5/15/2019	Bill	Hidden Creek HOA	Friendly Plumber Heating & Air	Repair Water Main Leak	(2,690.00)
6/24/2019	Bill	Hidden Creek HOA	ANAB Construction, LLC	Concrete Replacement	(1,766.00)
6/30/2019	Bill	Hidden Creek HOA	All Seasons Resort Management	Trex deck for clubhouse	(603.58)
7/1/2019	Bill	Hidden Creek HOA	GTC Electric	Service Call -no power 4D	(5,694.95)
7/5/2019	Bill	Hidden Creek HOA	Alta Vista Roofing LLC	50% deposit 27 Hidden Creek	(11,487.50)
7/5/2019	Bill	Hidden Creek HOA	Alta Vista Roofing LLC	50% deposit 26 Hidden Creek	(11,937.50)
7/5/2019	Bill	Hidden Creek HOA	Alta Vista Roofing LLC	50% deposit 21 Cedar Lane	(8,867.50)
7/8/2019	Bill	Hidden Creek HOA	GTC Electric	Remove Heat Tape from Bldg 21, 26, 27	(676.50)
7/11/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	50% deposit for fabricating and installing railings	(1,000.00)
7/18/2019	Bill	Hidden Creek HOA	ANAB Construction, LLC	Replace concrete at kiddie pool	(5,800.00)
7/31/2019	Bill	Hidden Creek HOA	MJ Painting LLC	50% deposit for punch list	(1,150.00)
7/31/2019	Bill	Hidden Creek HOA	All Seasons Resort Management	HD July	(546.65)
8/8/2019	Bill	Hidden Creek HOA	Heber Valley Sprinkler Repair	50% deposit for install of backflow devices	(9,250.00)
8/12/2019	Bill	Hidden Creek HOA	Alta Vista Roofing LLC	Bal due invoice #50 roof repairs	(12,527.50)
8/12/2019	Bill	Hidden Creek HOA	Alta Vista Roofing LLC	Bal Due Inv #52 Roof Repairs	(9,127.50)
8/12/2019	Bill	Hidden Creek HOA	Alta Vista Roofing LLC	Bal Due Inv #51 Roof Repairs	(12,457.50)
8/14/2019	Bill	Hidden Creek HOA	MJ Painting LLC	Balance due painting	(1,150.00)
8/14/2019	Bill	Hidden Creek HOA	Wasatch Arborists	Remove trees	(6,000.00)
8/15/2019	Bill	Hidden Creek HOA	Murray Glass, LLC	Window & installation	(339.04)
8/19/2019	Bill	Hidden Creek HOA	Murray Glass, LLC	window & installation	(308.17)
8/20/2019	Bill	Hidden Creek HOA	Birrell Services Inc	Stripe Parking Lot	(1,714.04)
8/22/2019	Deposit	Hidden Creek HOA		Invoice 57061	51,927.50
8/27/2019	Bill	Hidden Creek HOA	MGM Welding & Fabrication	Bal Due Fabricate & Install Railings	(1,000.00)
8/28/2019	Bill	Hidden Creek HOA	Ash Dust Elements LLC	50% Down Pmt Stair and Deck Replacemnt	(42,295.00)
8/31/2019	Gen Journal	Hidden Creek HOA		New Sprinklers Cap Ex	(3,255.89)
9/19/2019	Bill	Hidden Creek HOA	GTC Electric	Re-install heat tape after reroofing	(2,191.43)
9/23/2019	Bill	Hidden Creek HOA	Challenger Industrial Supplies	Replaster Hot Tub, Install Tile Trim	(7,933.61)
9/28/2019	Bill	Hidden Creek HOA	GTC Electric	Replace Heat Tape Bldg 27 & 3	(1,185.96)
10/1/2019	Bill	Hidden Creek HOA	Heber Valley Sprinkler Repair	Balance Due Backflow Installation	(8,750.00)
10/22/2019	Bill	Hidden Creek HOA	Ash Dust Elements LLC	Progress billing on stair & 2nd story deck replacement	(10,000.00)
11/7/2019	Bill	Hidden Creek HOA	Ash Dust Elements LLC	Progress payment stairs and landings	(10,000.00)
11/19/2019	Bill	Hidden Creek HOA	Ash Dust Elements LLC	Final billing for Deck & Stairs project	(22,295.00)
11/20/2019	Bill	Hidden Creek HOA	Patricia Harwood	Reimbursement for drainage problem repair	(4,500.00)
12/18/2019	Bill	Hidden Creek HOA	Park City Mechanical Contractors	Replace 50 Gal Water Heater in Laundry & Restrooms	(2,975.00)
					(193,044.17)
2/4/2020	Bill	Hidden Creek HOA	Wasatch Heat Cable	50% deposit heat cable project	(1,271.88)
2/13/2020	Bill	Hidden Creek HOA	Any Hour Plumbing Heating & Air	Water Line Repair	(2,097.00)
5/1/2020	Bill	Hidden Creek HOA	Wasatch Heat Cable	Heat Cable 24A	(1,271.88)
5/12/2020	Bill	Hidden Creek HOA	Blackdog Stone & Landscape, LLC	Retaining Walls	(2,467.20)
6/22/2020	Bill	Hidden Creek HOA	Wasatch Heat Cable	Roof Heat Cables	(1,232.50)
					(8,340.46)
Subtotal					(8,340.46)
Total					(391,629.75)