

Hidden Creek HOA Board Meeting Minutes

Thursday, March 18, 2021 3:00pm MT

I. Call to Order call to order 3:07pm MT by Michael

II. Establishment of Quorum

Board Members

Carri Moentmann
Lisa Graveline
Michael Bradley
Devon Patterson
Guy Rawson

Gretchen Lescher 31A
Dan Johnson 36A
Eric Jellum 8B
Cathy Andrew 9B1
Jen and Terry Boomer 27B
Jim Meland 30A
Bill Lesar 14C1
Beverly Osmond 11A
Lidia Pasioka 12A1
Timothy Knecht 35B
David Knecht 36C
Alan Agle 14D1
Kristi Wilson 27C

ASHM

Carissa Nosack
Amy Short
Mike Williams

III. Additions to Agenda

1. Community Variance removed. Board determined prior to the meeting an application for a variance from 100' pond setback would be an individual homeowner responsibility.

IV. Meeting Minutes

1. Motion to approve the February Monthly Meeting Minutes by Devon, second by Michael B., motion passes.
2. Motion to approve the Feb 4th Special Homeowner Meeting Minutes by Devon, second by Michael B., motion passes.

V. Management/Maintenance Report

1. Completed
 - a. Contract signed for retaining wall at Lakeview by Black Dog Landscape. Proposed start date April 19.
 - b. Revised Bid ready to review from Miller Paving, Inc. for Board approval
 - c. Had MRW apply more gravel to 'washed out' areas along the trench on Cedar Lane
 - d. Applied cold patch to pot holes around the Georgetown area (other than trenched area)
 - e. Routine and Preventative Maintenance on a daily basis
2. In Progress
 - a. Pricing and availability for etched rock entrance signage (per Park City Fire Department).
 - b. Sewer Inspection for main line and partial laterals on Cedar Lane prior to asphalt application
3. Parking
 - a. Towed two vehicles from the Ambush parking area in March
 - b. Several Warnings issued daily for not displaying a parking pass (6-10 warnings/day)

VI. Finance Report

1. January Financial Report
 - a. Carissa provided January budget update.
 - b. Report on Collection of \$1M Special Assessment
 - i. Only 5 homeowners failed to pay the first installment of the Special Assessment.

VII. Governance

1. Ratify Email Actions
 - a. Motion to ratify Board email approval of revised retaining wall proposal with Black Dog Landscape by Lisa, second by Michael, motion passes.
 - b. Motion to ratify Board email approval of the removal of late fees on first quarterly installment of Special Assessment if paid by March 8th by Michael B., second by Devon, motion passes.
2. Rewrite Committee Report
 - a. Currently the committee meets every Tuesday until it completes a detail review of all of the governing documents and the questionnaire provided by Miller Harrison.
 - b. Almost through the questionnaire.
 - c. Once the questionnaire and general review of governing documents is completed, the committee will provide to the Board for review and submission to Miller Harrison.
 - d. Miller Harrison will provide a draft template of documents incorporating community specific requests with best practice and current Utah law.
 - e. The committee's goal is to have a cleaner cohesive set of governing documents.
3. ARC Committee Report
 - a. Applications must be complete before submission.
 - b. New Remodel/Modification Applications to be posted on Hidden Creek website April 1
 - c. Applications should be submitted the first of each month to ensure completeness for review by the deadline on the 15th.
 - d. If ARC does not have a complete application by the 15th of the month, the application will be postponed until the next month's ARC meeting.
 - e. Typical application process will take about 60 days - please plan accordingly.
 - f. No projects can start without Board approval.
4. Finance Committee Report
 - a. Next meeting is scheduled Monday, March 22.
 - b. Focusing on current contracts and obligations to improve costs savings for the community.
 - c. Exploring potential loan options to help with the projected assessments for.
5. J2 Design and Bid Update
 - a. The Board has met with J2 designer.
 - b. The Board has approved the materials and the location of materials, the designs and the drawings.
 - c. Bids will be going out the end of April, the first part of May.
6. Asphalt Bids
 - a. In February, Board determined Miller Asphalt would be the vendor and contract SOW was further refined.
 - b. All asphalt in the Georgetown area will be excavated and removed.
 - c. Decayed railroad tiles will be removed and curbing was deemed unnecessary.
 - d. Geo Textile fabric will be used to stabilize all work.
 - e. 8" of road base to Georgetown area will be added and 3" of compacted asphalt will be laid.
 - f. Townhome area will have parking across from buildings 30 and 29 excavated and repaved like Georgetown area.

- g. Townhome area streets and parking were milled and overlaid in 2020 with driveways only sealed.
 - h. Townhome will be cracked sealed as part of contract with Miller Asphalt.
 - i. Motion to approve by Devon, seconded by Michael B., motion passes.
7. Community Variance with Summit County-Stricken from Agenda. No vote required
- a. Just as a matter of allowing Homeowners to understand what the County is requiring: Summit County has denied a deck approval from 100 feet from any body of water, a stream, pond etc. it was added to the zoning code in a recent change. There is a variance process you can go through, as long as you have approval from the HOA. The county will flag any permits for a deck.
8. Community Sewer Line Update
- a. Two sewer back-ups in Townhome area have resulted in jetting and scoping/dye testing.
 - b. Board requested legal interpretations of maintenance and financial responsibility for lateral sewer lines.
 - c. HOA is responsible for main lines and lateral sewer lines servicing more than one unit. Homeowners are responsible for lateral lines servicing only their unit.
 - d. Most sewer lines in the Georgetown area will be responsibility of HOA.
 - e. Board is concerned about potential sewer issues in the Georgetown area which could create future repairs resulting in cuts into new pavement.
 - f. Board is reviewing bids to have main and lateral sewer lines in Georgetown area scoped prior to having asphalt work completed in May.
9. Summit County Council Public Hearing Scheduled for Wednesday, March 24th Re: MPD replacing SPA agreement
- a. Lisa has been monitoring the County hearings for Association instead of paying a lawyer to do so. Please get involved and proactive by signing up for Summit County notifications. Last month, Amy sent an email with directions on how to set up notifications.
 - b. Please try to attend the Zoom meeting on March 24th, 6pm MT, or send an email to Council members before the 24th by following this link: countycouncil@summitcounty.org
 - c. For more information on the Public Hearing, please click <https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/03242021-2857>

VIII. Owner's Comments

- 1. Has there been any talk of speed management when the asphalt is laid? Delivery/shuttle drivers and others speed and often even ignore one-way travel on Cedar Lane.
 - a. Discussion around speed bumps.
 - b. Issues with snow removal and sound concerns.
- 2. Parking passes: What are other people doing to recover parking passes from their nightly renters?
 - a. Property managers need to be responsible for this, and can even pass the charge on to the renters.
 - b. Security deposit with renters is an option if homeowners do not use a property management company.

IX. Hidden Creek Meetings

- 1. April 15, 2021 3:00pm, MST
- 2. Regular Meeting Schedule: Third Thursday of month at 3:00pm, MST

X. Adjourn motion to adjourn by Devon second by Lisa at 3:58pm MT