

# Hidden Creek HOA Board Meeting Minutes

Thursday, January 21, 2021 3:00 MT

**I. Call to Order** Called to order at 3:03pm

**II. Establishment of Quorum**

**Board Members**

Lisa Graveling Secretary 38A

Carri Moentmann President 30B

Michael Bradley Vice President 14C2

Devon Patterson Treasurer 1B

Guy Rawson Member at Large 4D

**Homeowners**

Gretchen Lescher 31A

Cathy Andrews 9B1

Eric Jellum 8B

Jim Meland 30A

Zach Bretz & Katie Broadbent 20A

Kristi Wilson 27C

Jeffrey Gelder Lewis

Steve McBride 28D

Greg's Iphone

Jeffrey Holland 25D

Patsy Blake 21D

Brent Piercey 26C

Paul Stettler 33D

David Knecht 35C

**ASHM**

Carissa Nosack

Amy Short

Mike Howe

Mike Williams

Garrick Malin

**III. Additions to Agenda**

- Approve November Special Meeting Minutes

**IV. Meeting Minutes** (5 minutes)

- December Monthly Meeting
  - a. Motion to approve the December meeting minutes by Michael Bradley, seconded by Carri Moentmann. All board members approved.

**V. Management/Maintenance Report**

Mike W. gave a detailed maintenance report

- There was a need to drain the pond for a couple of weeks to help with the algae and dredging of silt. Hopefully this will help keep the algae and silt to a minimum in the future, but we may need to drain in the Spring as well.

#### 1. Completed/In Progress/Parking Report

- J2
- R&R Environmental
- Heat Cables Turned temporarily off
- Amend paving Contract
- Retaining wall-organize what is needed before Spring
- Prepare Comprehensive water shut off valve map

#### 2. Remodel/Modification Report

- Remodel moratorium: 60 Days
  - a. Time Table: Applications can be submitted March 1<sup>st</sup>-15<sup>th</sup> for April 1<sup>st</sup>, ARC Meeting.
  - b. Fines will be assessed for all violations of the Moratorium. No warning will be issued during the moratorium. Fines issued immediately.

## VI. Governance

- Ratify Email Actions
  - Special Meeting Minutes November 19<sup>th</sup>, 2020
    - Carri motioned to ratify the meeting minutes of November 19, 2020  
Devon seconded the motion. All board members approved the motion.
    - The meeting minutes have been posted to the Hidden Creek Homeowners Association | All Seasons Resort Lodging dashboard.
    - Formation of Finance Committee and committee members appointed on Jan 4<sup>th</sup>, 2021 Carri Moentmann motioned, Devon Patterson seconded. All approved.
      - Finance Committee held its first meeting on January 7<sup>th</sup> and participated in 2021 Budget review with Board
- Association Status Update Power Point – Michael Bradley
  - c. Michael B. Presented a PowerPoint updating the community on Board goals:
    - Administrative priorities
    - Bylaws, CC&R's and Rules & Regulation(s) need a rewrite to update and align with standard practices under current Utah law.
    - ASHM Business relationship recalibration
    - ARC Business processes improvements
    - Sub-Contractor Contract Review and Rationalization
    - RFP (request for proposal) and Contract Template Review and revisions
    - TCFC (Vail developer) settlement Review and Negotiations
    - Maintenance Plan

- J2 Initial onsite Envelope Study Analysis and Findings
- J2 Secondary Onsite Building Analysis
- Destructive Analysis for Siding and Painting Plan
- J2 Summary Findings and Community Discovery & Plan Write Up
- Comprehensive Envelope Remediation Plan Established
  - Soft Bids
  - Hard Bids
- J2 Oversight & Management (roofing, venting, flashing, insulation, siding, etc.)
- Targeted Building Envelope Remediation
- Fiscal Requirements
- Dues increase
- General Budget Shortfall Special Assessment
- Cost Saving Opportunity Analysis
- Revenue Generation Pursuits
- New Hidden Creek Committees
  - ARC (Architectural Review Committee)
  - Finance Committee (Established Jan 5<sup>th</sup>)
  - Maintenance/Landscape Committee (April 2021)
  - J2 Summary report
    - Was emailed to all homeowners and has been posted to the HOA dashboard for all homeowners to review Summary-of-J2-Findings\_Hidden-Creek-Roof\_20210120.pdf (allseasonsresortlodging.com)
    - All J2 work is expected to be completed from outside of the building. Their work is not expected to affect the interior of anyone's home
- There are additional costs for the first four buildings (11,17,32,38): consulting, design and engineering fees. Until we understand the scope of the required work on the four (4) prioritized buildings, we will not know the exact cost for the remediation and deferred maintenance for these buildings. The cost of these first 4 buildings will be templates. Design services and related fees will be incurred on the templates and applied to the rest of the buildings in the community. The Board wants to make sure the buildings are repaired properly (roof, insulation, roof ventilation, bathroom ventilation, cladding, flashing) The Board will be updating the standards for remodels moving forward to ensure the future integrity of the buildings.
- The Board is seeking individuals interested in being part of the Maintenance/Landscape Committee. Please send a brief bio or CV/resume to ashort@allseasonshoa.com

- 2021 Budget Presentation – Mike Howe
  - Jan 15<sup>th</sup> the Reinvestment Amendment passed. You can still send in your vote until the 29<sup>th</sup> to have your vote recorded. After the 29<sup>th</sup> we will share the percentages of approved and against. (Was this done?)
  - Summit County is having a Public Hearing on January 27<sup>th</sup> regarding rezoning of land use including and surrounding the Hidden Creek community. We need everyone to attend, email, or be actively involved. There was an email sent this week.
  - The Dues increase is the grand total. Line item for member dues and a line item for capital contribution. Everything is being consolidated in to these two line items on your statements.
  - The Special Assessment proposal is for 4 months, starting February 1<sup>st</sup> ending May 1<sup>st</sup>.
  - Follow up documentation and explanation will be sent out via email to homeowners after today's meeting
  - The Assessment is assessed based off of the ownership % regardless of the duration of ownership.
  - If the Board votes to approve the budget presented today the assessments would begin February 1, 2021.

Mike Howe discussed and reviewed the proposed 2021 Budget

- The proposed budget includes a 14.5% dues increase.
- The biggest cost increase is the HOA insurance due to our location and high fire risk. The premiums have gone up 55%.
- Capital Reserve Contribution
  - There has not been a consistent 3% dues increase as recommended each year to cover the needs for capital contribution.
- The increase in dues will help cover annual inflation
  - \$1 Million Special Assessment
    - 4 buildings will serve as “templates” for the J2 project.
    - Any excess funds will be rolled over to the future capital reserve and envelope remediation projects.
    - Dues increase is due to budget shortfalls. The Board has a fiduciary duty to the community.
  - Motion to approve proposed \$1M Special Assessment and dues increase of 14.5% by Michael Bradley, seconded by Devon Patterson. Unanimously approved by the Board.
  - REMINDER: with monthly dues changing, if Homeowners have auto payments set up they will need to go into Buildium and update those payment amounts.

- January dues were posted at 2020 rates not 2021. Next week homeowners will see the approved dues increase accounted for on your owner account. In February, Homeowners should expect the increase dues as well as the first payment of the Special Assessment on their statements.
  - Note “best practice” would have the annual budget approved in November or December. This is not normal and due to delayed elections, this year the Board needed the extra time to review the proposed budget presented
  - Special Assessment (\$1M billed in 4 equal monthly payments starting February 1, 2021 and continue through May 1, 2021)
- The assessment breakdown was presented to the homeowners
- Capital Projects
- The Capital Projects breakdown was presented.

#### Homeowner Questions:

Homeowners have improved into their attic, can we please find a way to make it fair and have a commitment from the BOD to make their ownership percentages reflect their additional square footage?

It will be addressed when we do the rewrite of the governing documents. Legally, the Board must follow what is currently recorded in the governing documents. There are plans to establish an adhoc re-write committee for the governing documents and open forum for community members to have input. The goal is to have this in place for this summer. We want to get the maintenance projects in the works and then focus on the documents. The plan is to have this done this year before another budget or special assessment. Any changes do need to have a super majority (67%) approval.

#### **VII. Hidden Creek Meetings**

- Special Meeting of Homeowners February 4, 2021 6:00pm MST
  - Open forum Q/A with Board, Legal and Consultants
  - February 18, 2021 3:00pm, MST Regular Meeting Schedule: Third Thursday of month at 3:00pm, MST

**VIII. Adjourn** Motion to adjourn by Carri, seconded by Lisa. Motion approve at 4:30pm.