

Hidden Creek HOA Board Meeting Minutes
Thursday, February 18, 2021 3:00 MT
Zoom Meeting

I. Call to Order 3:03pm MST

II. Establishment of Quorum

Board Members:

Carri Moentmann 30B
Lisa Graveline 38A
Michael Bradley 14C2
Devon Patterson 1B
Guy Rawson 4D(absent)

ASHM:

Carissa Nosack
Garrick Malin
Mike Williams
Amy Short

Homeowners:

Jim Meland 30A
Rick Carpinelli 7A
Gretchen Lescher 31A
Tim Knecht 35B
Cathy & Justin Andrews 9B1
John Buek 36C
Jason Hull 29C
Kristi Wilson 27C
Georgene Vairo 3C
Diana Herz 18A
Steven McBride 28D
Katie Broadbent 20A
Patricia Harwood 33B
Judy Sampaio 17A2

III. Additions to Agenda

1. Governance – Landscape Committee

IV. Meeting Minutes

1. Motion to approve January Board Meeting Minutes by Carri, second by Lisa, motion passes.

V. Management/Maintenance Report

1. Completed/In Progress/Parking Report
 - a. Water shut off valve map has been completed
 - b. Emergency access list, most homeowners have provided if they have a key, or a code for emergencies. If you have not provided us with how we can access your unit in an emergency please contact Mike Williams, or Amy Short with that information.
 - c. Working on bids to complete the asphalt for the community
 - d. The retaining wall is out for bid
 - e. Continued work with J2 for the envelope of that project.
 - f. Parking patrol is going to be strictly enforced especially with winter and the need to plow
2. Community signage – fire inspection

- a. Complying with fire code as requested by the fire department.

VI. Finance Report

1. January Financials (not prepared due to timing of monthly meeting)
2. Special Assessment Collection/Late Fees
 - a. Homeowners received first of four monthly assessments on the February billing statements. The monthly assessments will be assessed by 20th of each month. There will be a report generated for the Board regarding the first month's collection for the March meeting.

VII. Governance

1. Ratify Email Actions
 - a. Formation of Ad Hoc Re-Write Committee motion by Carri, second by Lisa, motion passes.
 - i. Katie Broadbent as Co-Chair, Tim Knecht as Co-Chair, Georgene Vairo, Kristi Wilson, David Knecht, Thomas Eastwick. Carri Moentmann will be the Board Liaison to the Re-Write Committee.
 - b. Insurance carrier change to Auto Owners, (reviewed and recommended by the Finance Committee), motion to approve new insurance by Michael, second by Devon, motion passes.
2. Landscape
 - a. Board discussed the community signage required by fire department. The use of large landscape boulders as identifiers was preferred over more metal signage in the community.
 - b. Board discussed the need for a landscape committee to assist the Board. Looking for other homeowners to volunteer in order to start the landscape committee. If you are interested please email Amy Short ashort@allseasonshoa.com. Proposed plan is to have an email sent to homeowners asking for volunteers, Board to officially form the committee having Michael Bradley serve as the liaison for the Board.
3. Asphalt
 - a. Board currently has received 3 bids for the asphalt work in the Georgetown areas. Need to include an area on Willow Creek not completed by Morgan Asphalt last year. Morgan did not receive compensation for the oversight of the area on Willow Creek.
 - b. Mountain Regional Water has agreed to apply fill gravel to the areas along Cedar Lane to provide a temporary fix until the asphalt work can be completed.
 - c. Bids are underway for the retaining wall at the Lakeview parking lot. The retaining wall needs to be completed before asphalt work can begin.
4. ARC - Update of Remodel Application, Privacy Screen Standard
 - a. Waiting for legal review of the revised remodel application

- b. J2 design drawings will be available first part of March
 - i. J2 is adding privacy screen into their drawings
- c. Proposed extending the moratorium pending J2's report and the completion and approval of the remodel application.
- d. New moratorium through March 31st. Resulting in a calendar of April 1st -15th new applications would be received. May 3rd would be the first ARC meeting to review the applications. First of June Homeowner would be able to apply for permits. Motion by Michael, second by Devon, motion passes.

VIII. Owner's Comments

1. Owner commented on the need for a current newsletter, acknowledged the great work of the Board and thought the committees were necessary to assist.
2. What is the protocol with the moratorium if a water heater requires replacement? Emergency related situations can be submitted to All Seasons. We realize some scenarios cannot wait.
3. What is a Privacy Screen and what does it entail? Although the current governing documents prohibit privacy screens/fence/walls, there are many throughout the community (patios, decks). The general consensus is in favor of having a standard established for the community. The standard would be bringing conformity and all existing and future structures would need to meet the standard.
4. What are the next steps for the re-write of the governing documents? The Re-write Committee was established today. The committee and the Board will complete the questionnaire and review the current rules and regulations. This information will be provided to the Association's attorney to prepare an initial template. The customized template will be reviewed by the committee and Board and those "hot button issues" will be provided to the community for comment and input. Legal counsel has completed this process with many associations and will walk us through the process. It is important to have homeowner input to successfully approve the rewrite.
5. Was there an approved flat fee for the re-write? Yes, the Board approved Miller Harrison's rewrite proposal in December. The Board decided it was appropriate to include the committee in the questionnaire phase. The committee was established to support the Board as it works toward presenting a draft to the community and ultimately for a vote of the homeowners.
6. Is there an estimate for future assessments? Future assessments are unable to be projected/determined at this time.

IX. Hidden Creek Meetings

- March 18, 2021 3:00pm, MST
- Regular Meeting Schedule: Third Thursday of month at 3:00pm, MST

X. Adjourn motion to adjourn by Michael, second by Lisa, adjourned at 4:42pm, MST.