

Hidden Creek HOA Board Meeting Minutes

Thursday, April 15, 2021 3:00pm MT

I. **Call to Order Called to order** at 3:04pm MT by Carri

II. Establishment of Quorum

Board Members

Carri Moentmann
Lisa Graveline
Devon Patterson
Michael Bradley
Guy Rawson

ASHM

Alan Finnegan
Carissa Nosack
Mike Williams
Amy Short

Homeowners

Eric Jellum 8B
Gretchen Lescher 31A
Jeffrey Holland 25D
Monica Buek 36C
Steve McBride 28D
Timothy Knecht 35B
Brad Graveline 83A
Judy Sampaio 17A2
David Knecht 35C
Snapper Carr 20B

III. Additions to Agenda

VII. Governance

8. Report from Michael on TCFC
9. Violations and hearings

IV. Meeting Minutes

Motion to approve the March 2021 Monthly Meeting Minutes by Carri, second by Devon, motion passes.

V. Management/Maintenance Report

1. Completed/In Progress/Parking Report
 - a. Asphalt contract bids have been signed and scheduled for May 10th.
 - b. Walked the property with J2 with two contractors in preparations for bids
 - c. The Cedar Lane sewer line scope was rescheduled due to the snowstorm this week.
 - d. Black Dog is scheduled for Monday April 19th to begin retaining wall project.
 - e. Working with J-Rock to complete their list from 2020 MRW project.
 - f. Send notice to homeowners regarding traffic flow and parking restrictions during construction.
 - g. Vehicles parked for more than 72 hours, will receive a warning and then fines.
 - h. Boots will be applied to vehicles we cannot determine homeowner ownership; towing will be the last option.
 - i. Tennis courts are ready to be opened, weather permitting

VI. Finance Report

1. February Financial Report
 - a. Carissa provided the February financials
 - b. For the period ending Feb 28th, there was only one account delinquent and past due.

- c. Late fees will continue to be assessed on any outstanding Special Assessments.

VII. Governance

1. Ratify Email Actions

- a. ARC Remodel Application Form
 - i. Motion to approve the ARC Remodel Application Form by Carri, second by Devon, motion passes
- b. Lateral Sewer Line Repair for Building 30
 - i. Motion to approve the Lateral Sewer Line Repair for Building 30 by Michael, second by Devon, motion passes
- c. Cedar Lane Sewer Scope
 - i. Motion to approve the Cedar Lane Sewer Scope by Lisa, second by Michael, motion passes

2. Rewrite Committee Report

- a. The Rewrite Committee and the Board have completed their review and the questionnaire provided by Miller Harrison.
- b. Miller Harrison will provide a 1st draft of documents from the questionnaire.
- c. The Rewrite Committee, the Board and Tyler LaMarr from Miller Harrison have a meeting scheduled April 27th to review the first draft and answer questions.

3. ARC Committee Report

- a. The new ARC Application is now live on the HOA dashboard.
- b. Applications are due on the 15th of each month, once ASHM has received a completed application there will be an invoice applied to homeowner's account for the deposit.
- c. The ARC meets the first business day of each month, reviews each application and provides its recommendation to the Board.
- d. The Board will review the ARC's recommendation at the monthly Board meetings on the third Thursday of each month, approving or not.

4. Finance Committee Report

- a. Scheduled to meet April 20th. The Finance Committee was not able to meet last month. If anyone is interested in joining the committee, please email Amy at ashort@allseasonshoa.com

5. Landscape Committee Report

- a. The Landscape Committee consists of Steve McBride, Patty Harwood, Cathy Andrews, Brad Graveline, Amy Russell, and Michael Bradley. Steve McBride is the chair of the committee. He is a landscape architecture.
- b. The Landscape Committee is looking into a long-term approach to beautification and water preservation.
- c. Working to align projects with the lighting, and valve projects as well.
- d. An onsite walk through will be scheduled within the next couple of weeks.

6. J2 Design and Bid Update

- a. J2 was onsite walking the property with ClearCut with MultiM for bids. Bids are expected back the first week of May.
- b. J2 will then review the bids and help the Board interview and select the contractor.
- c. Permits will then be applied for.
- d. Due to time constraints, materials and color choices will be selected while the contractors are working on their bids.
- e. A mock-up will be submitted once the contractor is chosen.

7. Summit County Council Report

- a. The Summit County Council continues to deliberate the NMU-1 zoning district and MPD amendments.
- b. If you would like to submit your concerns to the Council members, please do so.
- c. Mixed use dwelling is an option, high rise buildings are now an option, retail space as well.
- d. This is going to be an ongoing battle moving forward

8. Report on TCFC

- a. The Board continues to review the TCFC memorandum for completeness.
- b. Michael and Carri met with Spencer White (TCFC) and Laurel Simpson (TCFC legal).
- c. The next meeting is tentatively scheduled for April 27th.

9. Violations and Hearings

- a. Enforcement of the Association's Rules and Regulations has been enhanced throughout the community.
- b. Homeowners may request a hearing with the Board pursuant to the terms of the Association's Rules and Regulations.
- c. Due to the heightened enforcement measures the Board plans to meet the fourth Thursday of the month in order to hear homeowners requesting a hearing.
- d. The next scheduled hearing is set for April 22nd at 4:00pm MT
- e. Please make sure to reach out to ASHM if you receive a warning related to a violation.

VIII. Owner's Comments

1. Is there a schedule in place for homeowners to review the drafts of proposed governing documents?
There is a meeting scheduled for the end of April with the committee, board and legal to review the first draft. Following the meeting the Board will be in a position to determine if more committee work is necessary before scheduling a public meeting for Q&A. There will be opportunity for community discussion prior to a homeowner vote.
2. A Homeowner thanked the Board for its time and efforts acknowledging the ongoing changes and improvements in the community.
3. A concern was raised over current parking rules and regulations as well as the HOA's enforcement. Parking issues continue to be a priority for the Board and ASHM. Efforts to address homeowners' concerns are being explored and vetted by the Board and as part of the rewrite process.
4. A request for better community laundry facilities was discussed. More machines and possibly some larger capacity machines. The Board has requested ASHM to follow-up with the vendor and possibly seek out other vendors.
5. A request for a form letter that homeowners could use for guidance related to the Summit County Council deliberations on the NMU-1 and MPD proposals.

IX. Hidden Creek Meetings

1. May 20, 2021 3:00pm, MST
2. Regular Meeting Schedule: Third Thursday of month at 3:00pm, MST

X. Adjourn Motion to adjourn by Michael, second by Lisa, motion passes at 4:23pm MT.