

## Hidden Creek HOA Board Meeting Minutes

Thursday, June 17, 2021

3:00 pm MT, Via Zoom

### I. Establishment of Quorum/Meeting Called to Order at 3:03 pm by Michael B.

#### Board Members

Carri Moentmann

Lisa Graveline

Devon Patterson

Michael Bradley

Guy Rawson (absent)

Maryann Shaw 6D

Eric Jellum 8B

Katie Broadbent 20A

Kristi Wilson 27C

Patricia Harwood 33B

Paul Oberkircher 17B2

Judy Sampaio 17A2

Beverly Osmond

Ariel Osmond 11A

Cathy Andrews 9B1

David Knecht 35C

Bill Nash 6C

Jeffrey Holland 25D

Vania Wilkinson 4B

Hal Cook 7B

#### ASHM

Carissa Nosack

Amy Short

#### Homeowners

Scott J Bobereck 8A1

Jim Meland 30A

Chris Charron 11C

### II. Additions to Agenda No Additions

### III. Meeting Minutes

Motion to approve the May 2021 Meeting Minutes by Carri, second by Michael, motion passes.

### IV. Management/Maintenance Report (Carissa provided update)

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

- a. Asphalt installed by tennis courts on Willow Creek Way
- b. Seal coating and striping in townhome areas will begin June 22 (road closed for 48 hours)
- c. Clean up around edges of newly laid asphalt is complete
- d. Pool and clubhouse bathrooms open for the season
- e. Acquiring additional bids for dead tree removal
- f. Working with vendors on continued landscape scar repairs
- g. Scope of work for Cedar Lane dumpster enclosure
- h. Gutter and downspout clean out community-wide

#### 2. Owner Registration Forms

- a. New Parking Placards are available for pick up at ASHM corporate office
- b. ASHM is closed on July 5 for the holiday
- c. Please make sure to pick up new placards before the end of June. Enforcement of new parking placards will begin in July

### V. Finance Report

1. Due to the date of the monthly meeting, May's Financial Report is still in progress. Once complete, report will be emailed to the Board

## VI. Governance

### 1. Ratify Email Actions

- a. Metaspire Lidar-As background, the Association approved on July 17, 2019 an expense of \$11,050 for the remeasuring of the units in the community. In January 2020, ASHM provided an estimate of the administrative cost to complete the re-measurement of \$9,750. These two estimates (\$20,800) are almost 2 years old, and the Lidar technology will be exponentially more valuable with the data points that can be generated for future projects (landscaping, lighting, etc.). Motion to approve the use of Lidar technology to assist with recalculating the percentage of ownership per unit to more accurately allocate the costs and HOA resources each unit uses. The services to be provided by Metaspire shall not to exceed \$20K. (6/3)
- b. Sander Stone Entrance Signage-Motion to procure Sander Stone for the new Hidden Creek signage to meet Park City Fire Marshall requirements at the bid price of \$5,600 for all 4 Hidden Creek Entrances. (6/14)
- c. Partial Remodel/Alteration Application Moratorium-Motion to approve a moratorium on all new personal and replacement decks, windows, exterior doors (including, but not limited to garage, front, utility, patio sliders, screen doors). The moratorium extends to include any applications previously approved which have not begun construction. Based on the guidance and recommendation of J2 Consultants and Clearcut Building Solutions, the moratorium will prevent further expense for homeowners as the replacement, additions and evolving Standards will be implemented as construction is completed on each building. (6/15)

Motion to approve email actions a-c by Carri, second by Lisa, motion passes

### 2. May ARC Applications (5/19)

- a. 1A-ARC did not recommend second story personal deck. Board did not approve application.
- b. 5A-ARC recommended tear down and rebuild second story personal deck. With current moratorium, the Board approved only tearing down the personal deck, stating that the homeowner will need to comply within 30 days of receiving approval letter
- c. 17D2-ARC recommended window replacement, but falls under current moratorium
- d. 18B-Interior, non-structural remodel. Administrative Approval given and Board informed  
Motion to approve (as written) a-c email actions by Michael B., second by Devon, motion passes.
- e. 33B ARC recommended hot tub. Any changes made from order to install need to be brought to the Board's attention. Motion to approve by Carri, second by Michael B., motion passes. A/C unit is under final review by the Board and will be approved/not approved by email vote and ratified at the July Board meeting. The owner will be updated after review.

### 3. Clubhouse

- a. The clubhouse will be open during pool hours, including weekends, and closed when ASHM staff leave for the day at 5:00 pm
- b. Homeowners and long-term tenants will be able rent the clubhouse for events. Information on how to rent the clubhouse is located in the Rules & Regulations
- c. The Wifi password will be included in the monthly amenities code email. It can also be found on the announcement page on the HOA portal.
- d. Security cameras will be recording inside the clubhouse, as well as the pool grounds

### 4. Parking

- a. With the Asphalt and striping project complete in the Georgetown area, 22 new parking stalls have been added to the property
- b. Parking rules and regulations are under review with a trial parking policy to be out soon.

5. Rewrite Committee Report – Katie Broadbent, Co-Chair presented update
  - a. Committee has reviewed the first draft of documents and are in the process of summarizing next round of feedback to be shared with Board and legal team for modification/clarification
  - b. The main open questions currently being discussed as a group are outdated/inaccurate ownership designations, assessments and clarifying common/limited common area
  - c. July will begin to use Lidar data to understand ownership and make a recommendation to the Board
  - d. July/Aug the legal team and committee will present 2<sup>nd</sup> draft of documents to the community start to educate and receive feedback
  - e. August/Sept the committee will gather community feedback and make adjustments to present the Board
  - f. October is the targeted vote
6. ARC Committee Report
  - a. Next meeting Monday, July 5th, 6:30pm MT
7. Finance Committee Report
  - a. The Committee is looking at the possibility of obtaining an HOA loan, which will provide funding for the envelope construction project to be completed within two years.
8. Landscape Committee Report
  - a. A Master Plan continues to evolve pertaining to community lighting, sprinklers, trees, signage, etc.
  - b. Red Sandstone Landscape Stone Signs (4'x4') etched with address/building numbers will be placed at each entrance and will serve as signage for the Community, meeting Park City Fire Department requirements. Signs will read:
    - 1920 W Canyons Resort Dr. Buildings 31-38
    - 1924 Frostwood Blvd. Buildings 25-30 (new address for homeowners on Willow Creek Way)
    - 2100 W Canyons Resort Dr. Buildings 1-9 & 24
    - 2100 W Canyons Resort Dr. Buildings 10-23
  - c. Once USPS has approved new addresses, they will be registered with the County. Entrance signs will be installed on a concrete base. All wood signs throughout the property will be removed
  - d. The Committee is working on a plan for water conservation
  - e. Diseased/overall health/fall risk trees will be removed from property this summer
9. Summer Construction Update
  - a. Personal Deck Maintenance
    - i. J2 has completed their inspections of all personal decks and has submitted a report.
    - ii. ASHM will be contacting all homeowners with personal decks to discuss the report and the recent moratorium
  - b. Buildings 17 & 38
    - i. A meeting for homeowners of these two buildings will take place June 24, 2021, at 6:00pm MT, introducing J2 and Clearcut, as well as to provide an opportunity for questions to be asked/answered

## VII. Owner's Comments

1. **Has there been any discussion on the loan being paid back?** We are in preliminary discussions. The Finance Committee will continue to vet options. The Committee is still gathering information for the total cost of the project. This information will help determine what the terms and total cost of the loan will be.
2. **What is the timeline for all the other buildings?** This summer, buildings 17 and 38 will be our test buildings, which will provide the contractor information necessary to determine the scope of work

more accurately for rest of the community. with what needs to be accomplished for each of the other 36 buildings. The envelope project consists of roof replacement, insulation, ventilation, cladding, windows, doors, and firewalls.

**VIII. Hidden Creek Meetings**

1. Homeowners in buildings 17 and 38, June 24, 2021, 6:00pm, MT
2. July 15, 2021, 3:00pm, MT
3. Regular Meeting Schedule: Third Thursday of month at 3:00pm, MT

**IX. Adjourn** motion to adjourn at 4:30pm MT by Carri, second by Lisa.