

Hidden Creek HOA Board Meeting Minutes
Thursday, July 15, 2021 3:00pm MT, Via Zoom

Board Members

Carri Moentmann
Lisa Graveline
Devon Patterson
Michael Bradley (absent)
Guy Rawson

ASHM

Carissa Nosack
Mike Williams
Garrick Malin
Amy Short

Homeowners

Gretchen Lescher 31A
Maryann Shaw 6D
Scott Boberek 8A1
Jeffrey Holland 25D
Ariel Osmond 11A

Monica Barnes 17D1
Linda Knecht 35B
Rich Brady 24A
Joe Garin 22A
Jennifer Boomer 27B
Brad Graveline 38A
Katie Broadbent 20A
Kristi Wilson 27C
Shannon LeDuff 34B
Joe Kunzleman 32C
Rachel Thorell 11A
Sue Ella Baugh 33A
Alan Agle 14D1
Ron Wilkinson 4B
Brian & Judy Sampaio 17A2
Alon Dakik 16B2
Faye Munteer 13A1
Dan Mitrovich 10A
Hal Cook 7B

I. Establishment of Quorum at 3:03pm

II. Additions to Agenda

III. Owner's Comments (15 minutes)

1. Signage Change, why and how much are the stone markers? Why the stone signs if the County is putting up signs? The Park City Fire Department has requested new signs for faster and accurate service when needed. Current Hidden Creek street names are not recognized by the County. The Landscape Committee has been working hard for the community and thoughtfully researched the etched landscape boulders, which will help beautify Hidden Creek, and serve to help direct EMS and guests alike.
2. Is there a special assessment down the road? There is a Townhall meeting on Monday, July 19th and the Board would like to address this during the homeowner meeting.

IV. Meeting Minutes (June)

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

V. Management/Maintenance Report

1. Completed/In Progress/Parking Report
 - a. Completed
 - i. Seal Coat and striping completed in townhome areas
 - ii. 24C repair estimate submitted to Miller Asphalt
 - iii. Paid CVMA for parking lot use during Asphalt Project

- iv. JRock finished repairing all landscape scars from pipeline project
- v. Roof/Exterior summer project coordination
- vi. Parking patrol
- b. Routine maintenance
 - i. Pond
 - ii. Pool/Clubhouse
 - iii. Violation walk arounds
- c. Preventative maintenance
 - i. Gutters that still need cleaning as of the morning of July 14th:13, 11, 16, 17, 15, 18, 19, 20, 21, 5
- 2. Owner Registration Forms
 - a. Homeowners who have not submitted Registration Form have been emailed

VI. Finance Report (May)

- 1. Carissa provided a complete and detailed report to the Board for May's finances
- 2. Devon asked where in the spreadsheet does the income for the Reinvestment Fee go? Garrick stated it is placed in the income statement for the year.

VII. Governance

1. Ratify Email Actions

- a. SavATree-Three bids were submitted. SavATree is least expensive per tree. Have used SavATree in the past with good results. Landscape Committee member Brad Graveline is overseeing tree removal project and states 62 trees are at risk of falling on buildings, people and has the potential to further harm landscape. Cost to remove trees on an emergency basis is not fiscally supported. (6/24)

Motion to approve email actions a and b by Lisa, second by Devon, motion passes

- b. Trial Parking Policy email action (7/1)

- i. Revised (7/14)

Motion to approve revised Trial Parking Policy by Lisa, second by Carri, motion passes. Guy abstained due to not having enough time to read revised policy.

- c. June ARC Applications

- i. 33B – June ARC application for A/C, email ratification (6/24)

Motion to approve email action by Carri, second by Devon, motion passes

- ii. 35B - July ARC application for Patio Timbers

- iii. 25D – July ARC application for A/C

- iv. ARC recommendation to modify current A/C Standard to allow more than one condenser per unit on a case-by-case basis. The current standard limits the number of condensers to one per unit and this is not viable for all unit configurations and footprints.

Motion to approve ARC recommendations (ii-iv) by Carri, second by Devon, motion passes.

2. Rewrite Committee Report

- a. Lidar data will help provide size of each unit; this will help to create a fair and equitable unit description

- b. The Committee plans to share with the community a draft as soon as it's reviewed by legal counsel (Miller Harrison) in August
 - c. 67% of ownership needed to approve new governing documents
 - d. Additionally, the Committee plans to utilize surveys to facilitate homeowner feedback
3. ARC Committee Report
- a. Currently no planned meeting for August
4. Finance Committee Report
- a. A meeting with a loan consultant took place to help understand the HOA loan process. Next step is to meet with loan consultant and Board. Payment options will be researched and provided to homeowners.
5. Landscape Committee Report
- a. Tree removal will begin at the end of July/beginning of August
 - b. Landscape stone signage will be installed after Labor Day
6. Canyons Resort Drive Construction Update
- a. Pedestrian crosswalk signage on north side of CRD was recently blocked by CVMA's recent installation of a banner/flower basket on the new light post. Lisa, Carri and a handful of homeowners emailed the County and CVMA to provide solution.
 - b. ASHM was approached by CVMA and asked to use the Association's water source to water new flower baskets on the new light poles. The Association declined.
 - c. Mike Williams and Michael Bradley continue to reach out to CVMA related to the condition of the Association trees along CRD. No word yet.
 - d. CVMA asked homeowners to help keep children off the golf course. Amy to send an email reminder to homeowners.

IX. Hidden Creek Meetings

- 1. Townhall July 19, 2021 6:00pm, MT
- 2. Monthly Board Meeting, August 19
- 3. Regular Meeting Schedule: Third Thursday of month at 3:00pm, MT

X. Adjourn motion to adjourn at 4:21 by Devon, second by Lisa.