

Hidden Creek HOA Board Meeting Minutes
Thursday, August 19, 2021 3:00pm MT, Via Zoom

I. Establishment of Quorum at 3:03pm

Board Members

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

ASHM

Carissa Nosack
Mike Williams
Garrick Malin
Amy Short

Homeowners

Lilian Holland 25D
Michael Hulse 21D
Maryann Clare 38D
Sue Ella Baugh 33A

Kris Cahill 92A
Eric Jellum 8B
Cathy Andrew 9B1
Maryann Shaw 6D
Brad Graveling 38A
Dan & Jan Mitrovich 10A
Jim Meland 30A
Monica Barnes 17D1
Steve McBride 28D
Tom Gourde 1A
Rick Carpinelli 7A
Troy Piles 10B1
Katie Broadbent 20A
Judy Sampaio 17A2
Deb Lovci 38B
Hubert Pasieka 12A1
Alan Agle 14D1

II. Additions to Agenda – No Additions

III. Owner's Comments (15 minutes)

- Homeowner questions why windows and garages were included in the bidding process.
- Homeowner comment that the Board has done a great job on retaining the necessary experts (structural engineers, legal counsel, etc.). Utah law is clear. The Board has a duty. The Board does not have an option and cannot ignore these repairs. This is an action the Board has to take and has not heard a plan B from those who are objecting to the project. We have buildings with structural problems that do have life safety issues.
- Homeowner comment that it is maintenance vs capital improvements, if there are improvements then there does require a vote.
- Homeowner comment that shingles standard needed to be noticed and if objections taken to a vote.
- Homeowner requested individual costs of building remediation project. The scheduled Townhall on August 30th will provide more information; however, the overall costs of the comprehensive building remediation project have not been determined.
- Homeowner comment that the color of windows isn't really the issue. Litigation would be very costly for everyone involved. The law protects the community.
- Homeowner comment that we have a right to vote on capital improvements. The change of materials causes us a right to vote.
- Homeowner comment that limited common area include windows and they have to follow the guidelines on common area.

IV. Meeting Minutes

Motion to approve the July 2021 Meeting Minutes by Carri, second by Lisa, motion passes.

V. Management/Maintenance Report

1. Completed/In Progress/Parking Report

Completed

- a. SavATree project
 - i. Stump removal September 10-13 after Blue Stakes marks for utility lines
- b. Hot tub pump and filter replacement
- c. Pond aerator to be replaced
- d. Algae and weed kill applied to pond
- e. Summit County continues to apply mosquito control to pond area
- f. Very little water entering the pond due to drought

In Progress

- a. Exterior summer building remediation project coordination
- ### 2. Parking patrol
- a. Counterfeit parking permits are being used by a homeowner's property manager. ASHM has rectified the matter directly with the property management company.
- ### 3. Routine maintenance
- a. Pond
 - b. Daily pool/clubhouse cleaning
 - c. Violation sweeps
- ### 4. Preventative maintenance
- a. Gutters-from the latest storm, one clogged downspout was discovered
- ### 5. Owner Registration Forms
- a. 4 homeowners still need to fill out their forms
- ### 6. ARC Report
- a. 14C1 interior work, admin approval in progress
 - b. 1B interior work, permit on door, in progress
 - c. 6A Deck expansion, began before moratorium, J2 to inspect
 - d. 8B Interior work, completed
 - e. 9A1 Interior work, unable to contact homeowner
 - f. 25D Door, painting completed
 - g. 25D Temporary privacy fence, moratorium
 - h. 27C Interior work, in progress. Windows under moratorium
 - i. 34B Interior work, awaiting homeowner request for inspection
 - j. 35B Concrete expansion, landscape timber installation in progress
 - k. 35B Interior work, awaiting homeowner request for inspection
 - l. 38A Interior work, doors paint completed. Attic skylights under moratorium
 - m. 26C interior work, in progress
 - n. 20A Deck project, Moratorium
 - o. 7A AC installation, in progress
 - p. 7A Deck project, homeowner reported leak cannot wait?
 - q. 4D Bathroom cosmetic, unable to access unit
 - r. 18B Interior work, in progress
 - s. 17D2 Windows, moratorium
 - t. 33B Hot Tub, AC unit, in progress
 - u. 12A2 Interior work, in progress
 - v. 24C Interior work, in progress

V. Finance Report (June)

1. Carissa provided the June report to the Board.
2. Late fees for the Special Assessment were waived if homeowners paid in full
3. June had 3 reinvestment fees collected
4. 3 Delinquent homeowners
5. No unplanned capital expenses

VII. Governance

1. Ratify Email Actions
 - a. AIA Contract with Clearcut Building Solutions was unanimously approved (8/6)
Motion to approve the AIA Contract by Michael, second by Lisa, motion passes
 - b. Independent second opinion regarding the Board's authority to levy assessments for completion of the comprehensive remediation of the building envelopes (7/28)
Motion to approve the independent second opinion by Michael B, second by Lisa, motion passes
 - c. July ARC Standards – Approval of Shingle Standard, Landmark CertainTeed Moire Black (has grey color tone to help with consistency of the colors) (8/16)
Motion to approve the shingle standard by Michael B, second by Carri, motion passes
1. ARC Committee Report
 - a. Next meeting will be Wed. Sept 8th
 - b. One application for this month
2. Design Committee – ad hoc sub-committee of ARC
 - a. Integrate the Design Committee with the ARC
 - i. Joe Kunzleman, Mackenzie Jellum, Lili Holland, Patty Harwood. Invited interested homeowners to reach out
3. Reserve Study
 - a. A 2018 Level 1 Reserve Study was never approved, and in 2020 Level 2 Reserve Study was never completed. Both studies stated that Hidden Creek's reserves are weak. A Reserve Study needs to be approved this year. It is critical to finalize this report, which will be used as a tool for budgeting and planning moving forward.
 - b. We can update the previous study, but with the new updated J2 reports, it might require a Level 3 Study
4. Finance Committee Report
 - a. Active members, Devon, Jeff Holland, Mackenzie Jellum. Investigating HOA loan, what it will mean for the HOA/Homeowner
 - b. Aug 9th Michael Laskey presented HOA loan options to the Board and the Committee
 - c. Aug 30th a Townhall is scheduled with homeowners to discuss HOA loan options for financing of the building envelope remediation project.
5. Rewrite Committee Report
 - a. Updating the outdated community documents (Declaration and Rules & Regulations)
 - b. First revised draft has been shared with the legal team and waiting to hear back
 - c. Working closely with the Lidar data to understand unit sizes (compared like units to like units).
 - d. Committee plans to present to community in September and receive feedback before final drafts are proposed to Board for approval on community ballot
6. Landscape Committee Report
 - a. The trees that were dying have been removed. Stump grinding to take place in September.

- b. Looking into options to replant and sustain the trees moving forward, with expert opinion.
- c. Communication to be sent to Frostwood homeowners with new address
 - i. This is vital for emergency services, package deliveries, ride share, etc.
 - ii. The County has a form Frostwood homeowners will need to fill out for utilities, mortgage, etc.
- d. Master Landscape Plan will utilize the Lidar data as well
- e. CVMA will be laying a slurry seal on lower Canyons Resort Drive on Aug 24th

IX. Hidden Creek Meetings

- 1. Townhall HOA Loan Presentation/Meeting August 30, 2021, 6:00pm MT
- 2. Regular Board Meeting Schedule: Third Thursday of each month at 3:00pm, MT
 - September 16, 2021 3:00pm, MT
- 3. Rewrite Committee/HOA/Homeowners Meeting TBD in September/October
- 4. Annual Homeowner Meeting October 15, 2021 6:00pm MT

X. Adjourn Michael B motioned to adjourn, second by Lisa, at 4:34pm