

Hidden Creek HOA Board Meeting Minutes

Thursday, September 16, 2021 3:00pm, via Zoom

I. Establishment of Quorum 3:02pm

Board Members

Carri Moentmann

Lisa Graveline

Devon Patterson

Michael Bradley

Guy Rawson (absent no communication)

Katie Broadbent 20A

Jonathan McCall 4C

Patty Harwood 33B

Jim Meland 30A

Alan Agle 14D1

Bob Clymer 28B

Steve McBride 28D

Jody-Ann Wiener 9B2

Lili Holland 25D

Linda & Timothy Knecht 35B

Brad Graveline 38A

David Knecht 35C

Mackenzie Jellum 8B

Xinyee Loo 3C

ASHM

Carissa Nosack

Mike Williams

Garrick Malin

Amy Short

Homeowners

Amy Blue 21A

Joe Kunzelman 32C

II. Additions to Agenda

a. Insurance

b. Personal Deck Maintenance Policy

III. Owner's Comments (15 minutes)

- a. Brad stated: The board is doing the right thing on the building project. Somewhat agree some buildings are worse than others. But if we don't address these issues quickly it will continue to be a drag on our property values. These buildings are all failing at the same time. We are going to face years and years of construction if we drag this out. My frustration is with past board members who have not prevented this. We are at a crisis point. I think it would be better to do this once and get it done with. We are living in 40-year-old buildings. We tried to go back to the manufacture/installer, but we no longer have the ability to get any further warranty on the siding. The work needs to be done.
- b. Michael Bradley stated he was one of the dissenters two years ago, but has done his own due diligence and realizes the importance in protecting the interests of the community
- c. Steve stated: no question the need to repair or fix the deferred maintenance. *We have rules and bylaws, owners have a vote, Article 18. We don't want to go to court so we are going to have a vote on September 28th. There are capital improvements in this project, i.e. windows that have not failed.*
- d. Carri stated the only work contracted to be completed by the HOA is roofing systems (structural, ventilation, insulation, shingles) on Buildings 27, 17 and 38. The Board is concentrating all efforts to complete the work on buildings 27 and 17 to provide the necessary information to better forecast costs for the remaining roofs in the community. Building 38 has been scheduled for Spring 2022.

IV. Meeting Minutes (August)

Motion to approve the Aug 2021 Meeting Minutes by Michael, second by Devon, motion passes.

V. Management/Maintenance Report

1. Completed/In Progress/Parking Report

a. Completed

- i. Daily Routine and Preventative Maintenance
- ii. Pool closed for the season on September 9
- iii. Weekly reporting on building 27
- iv. Painting stone Hidden Creek sign
- v. Contract secured for prepping new signage areas and snow removal
- vi. Pond excavation Scope of Work approved

b. In Progress

- i. Pond excavation solicitation from 4 contractors
- ii. Stump grinding this week
- iii. Tennis courts available until mid-October weather permitting
- iv. Re-framing attic on building 27 per engineering report specifications
- v. Stone entrance signs to be placed in October by Landscape Committee vendors.
Removal of existing signs and relocation of stop signs to accommodate, by maintenance staff
 1. Will try to leave the current signs in place until the new ones are ready to be placed

c. Parking Patrol

- d. 2-3 vehicles still have old placards for d and e, follow above outlining layout
- e. Warnings placed on vehicles without placards or outdated placards only

2. Owner Registration Forms

- a. Only 1 owner still needs to submit their form

V. Finance Report (July)

1. Carissa provided the monthly report for July 2021

- a. 2 reinvestment fees collected this month
- b. Year to date ~\$3,700 over budget due to emergency tree removal, troubleshooting sprinkler system
- c. 3 accounts overdue, 2 accounts in collections, and another was sent after the last meeting
- d. Year to date capital expenses \$406,359

VII. Governance

1. Ratify Email Actions

- a. An update/revision to the 2020 Reserve Study to a Level 3 update by Complex Solutions, LTD., for \$1320 (8/25)
 - i. Motion to ratify email action by Devon, second by Michael B, motion passes
- b. Hire J2 Building Consultants to draft new HOA Standards for personal decks and HOA responsible landings, for \$5,500. The new Standards will be vetted through the ad-hoc Design and ARC Committees (8/24)
 - i. Motion to ratify email action by Devon, second by Michael B, motion passes
- c. Altitude to prepare land at all four (4) Hidden Creek entrances for placement of new signs necessary to meet Fire Department requirements, at the bid price of \$3,100 (approximate cost per Altitude - Jeff Hebert email). Job to be completed prior to October 1st, 2021(9/3)
 - i. Motion to ratify email action by Devon, second by Michael B, motion passes
- d. Given the current Park City contractor climate: contractor limited availability, contractors' inability to hire employees, increased labor costs and projections of a higher than anticipated CPI over the next 3 years - greater than 3% increase in attached terms. A 3-year contract with Altitude for Hidden Creek's snow removal at the monthly rate of \$10,550.00 in 2021/2022 with a 3% escalator year over year until March 31, 2024 (9/8)

- i. Motion to ratify email action by Devon, second by Michael B, motion passes
2. August ARC Applications
 - a. 32C AC Unit
 - i. Motion to approve the central air unit recommended by ARC by Michael B, second by Carri, motion passes.
 - b. 17A2 Skylight
 - i. Motion to approve skylight by Carri, second by Michael B, motion passes
 - ii. Devon stated the entire community should be apprised of skylight options prior to their roof being replaced
 - iii. Homeowners in the 3 buildings under contract for new roofs were notified by management
3. Homeowner 34B request to waive standing moratorium for homeowner to complete remodel that was approved 10.15.20, which includes removing the architectural feature on the south wall, leaving dormer intact, replace current windows on first and second floors with larger windows (already purchased)
 - a. Motion to waive the moratorium and approve removal of architectural feature and windows by Carri, second by Michael B., motion passes with stipulation that homeowner's contractor must consult with Clearcut/ASHM in all communications, windows must be installed and inspected per J2 specifications. It is important to point out homeowner has acknowledged in an email dated 8.31.21, "We fully understand the newly installed windows may need to be replaced in the near future based on new design standards."
4. Pond Dredging Bids
 - a. Has been an outstanding maintenance item since 2018. Bids were received in 2018 and 2019, but there was no money to dredge
 - b. 1st Quarter \$1MM Assessment will not be used to pay for dredging
 - c. No money to approve or take care of it at this time
5. Rewrite Committee Report
 - a. Committee has posted the first draft of the documents on Tuesday of this week
 - b. Already receiving feedback
 - c. Wed September 22nd at 6pm is the first meeting to review these updates with the community
 - d. It will take 66.66% of the community to approve the changes, so we need everyone's involvement
 - e. Since the rewrite townhall meeting is an informational meeting, it was decided to record the meeting, and share on the portal.
6. ARC/Design Committee Reports
 - a. Motion to approve up to \$1000 for Miller Harrison to draft Personal Deck/HOA Responsible Landing/Townhome Juliet Balcony Maintenance Policy by Lisa, second by Michael B, motion passes
 - b. Met with Ryan and Jessica from J2 to discuss deck standard, which currently includes materials used and color. J2 will provide needed information to update the current Deck Standard, which will include information pertaining to maintenance, County codes to be followed, and structural integrity
 - c. After a meeting was held with J2/board/homeowners having personal decks, it was proposed by deck homeowners to have deck/rail options within the new standard
 - d. A combined Design/ARC committee(s) meeting is scheduled for Sept 20th where design options will be discussed, and a plan is being discussed to send a survey to the community for everyone's participation once vetted by committee(s)
 - e. The design guidelines will be reviewed by J2
 - f. Looking for one more committee member for the Design Committee; especially helpful to have

another homeowner from the Georgetown area

7. Finance Committee Report

- a. Finance townhall to discuss using an HOA loan as a homeowner option for future assessments. No decisions have been made yet and the scope of the project would need to be ascertained before an loan application could be considered for the association
- b. Preparing 2022 budgets with ASHM
- c. Under the terms of the Property Management ASHM will provided proposed 2022 budget at the end of October.
- d. Will be having a meeting with the Board, finance committee, and ASHM to review the Reserve study once it is available
- e. Given the current state of potential liability in the community and lack of financial reserves, Devon motions to approve increasing the HOA Umbrella policy from \$1M to \$10M with an annual premium increase of \$1204 dollars annually, second by Michael B, motion passes

8. Landscape Committee Report

- a. Next Wednesday they will be grinding the stumps from the trees that were cut down
- b. Multiple bids for manufacturing and installation of new stone entrances per fire department requirements
- c. Preparations for the new signage installation with a tentative timeline the first part of October
- d. Looking for new members for the landscape committee as well
- e. Most of what the committee would like to do falls under capital improvement, so unfortunately the committee is mostly in a holding pattern

9. Construction update

- a. Moving along on roofing system for building 27.
- b. Next week Clearcut will be moving to building 17 to begin initial investigative
- c. Updates will be sent out tomorrow with the weekly update including a possible second field report from J2

IX. Hidden Creek Meetings

1. Regular Meeting Schedule: Third Thursday of each month at 3:00pm, MT
 - October 21, 2021 3:00pm, MT
2. Re-Write Committee/HOA/Homeowners Meeting September 22th, 29th, and Oct 6th
3. Annual Meeting Friday, October 15, 2021 6:00pm MT, where two Board seats are up for election. Nominations will be allowed from the floor (Zoom call) as well

Before meeting was adjourned, Carri answered questions from the Zoom "Chat" related to Guy Rawson and why he was still on the Board when he failed to attend monthly board meetings. While disappointing, Guy had continued to vote affirmatively with the Board on all email votes related to governance. Carri mentioned Guy had one month left of his term, and the Board felt the optics of voting him off the Board would do more harm in an already emotional climate, adding more noise in the community.

X. Adjourn at 5:00pm, motion by Carri, second by Michael, motion passes