

Hidden Creek HOA Board Meeting Minutes

Friday, October 15, 2021 3:00pm MT, via Zoom

I. Establishment of Quorum as Meeting is called to order at 3:05pm

Board Members

Carri Moentmann

Michael Bradley

Jeff Holland

Lisa Graveline

Guy Rawson (absent Note: absent 8 out of 11 Board Meetings in 2021)

Amy Blue 21A

Tim & Linda Knecht 35B

Alan Agle 14D1

Joe Kunzleman 32C

Megan Hulse 21D

Brian Kirk 3D

Xinyee Loo 3C

David Knecht 35 C

Jen & Terry Bommer 27B

Eric Weeks 26B

Judy & Brian Sampaio 17D2

Robert Clymer 28B

Cathy Andrews 9B1

Brad Graveline 38A

Nick Wright 19A

Patty Harwood 33B

Leanne Miller 11B

Aaron Jelinek 34C

ASHM

Carissa Nosack

Mike Williams

Garrick Malin

Homeowners

Lilian Holland 25D

Devon Patterson 1B

Sue Ella Baugh 33A

Jim Meland 30A

Steve McBride 28D

II. Additions to Agenda

III. Owner's Comments (15 minutes)

IV. Meeting Minutes (Sept)

Motion to approve the September 2021 Board Meeting Minutes by Michael B., second by Carri, motion passes.

V. Management/Maintenance Report

a. Completed

i. Daily routine and preventative maintenance

ii. Weekly reporting on building 27

iii. Removal of existing signs and relocation of stop signs by maintenance staff

iv. New stone entrance signs installed

v. Tree stumps were ground, and chips repurposed

b. In Progress

i. Tennis courts available until mid-October

ii. Re-shingling building 27, delays for skylight (owner's expense)

iii. Explore laundry machine conversion to credit card instead of coin operation

c. Parking Patrol

i. 2-3 vehicles still have old placards

ii. Warnings placed on vehicles without placards or outdated placards only

d. Parking permits- only a hand full left to be picked up. Please make arrangements to pick up your new permits. Having permits displayed is extremely helpful to maintenance crew

VI. Finance Report (Aug)

- a. Revenues were \$19,572 higher than expenses
- b. Revenues were \$86,547 over budget by \$8,831
 - i. Reinvestment fees
 - ii. Fines
- c. Expenses were \$66,975 under budget by \$5,655
 - i. Maintenance Labor
 - ii. Landscape Contract
- d. Reserves at the beginning of 2021 were \$409,012
 - i. 2021 Annual Reserve Contributions \$244,646
 - ii. 2021 Reserve Expenses \$494,653
 - 1. Asphalt-major rehab
 - 2. Retaining Wall
 - 3. Landscape-stone entrance signs
 - 4. J2 Consulting
 - iii. Anticipated 2021 Ending Reserve Balance \$159,005
- e. Special Assessment earmarked for roofs
 - i. 2021 Special Assessment \$1,000,000
 - ii. AIA Contract with Clearcut \$306,388
 - iii. Change order \$49,159
 - 1. Total Expenses for Roofing \$355,547
 - iv. Remaining Balance of Special Assessment \$644,453

VII. Governance

1. Ratify Email Actions

- a. Devon's Resignation from the Board, motion to appoint Jeff Holland to fill Devon's seat for the remainder of his term. (10/11) Guy abstained
 - i. Motion to ratify email action to appoint Jeff Holland by Carri, second by Lisa, motion passes.
- b. Board reviewed and approved additional investigative testing cost proposals from J2 and Clearcut. The additional investigative testing was initiated to address the many homeowner concerns surrounding the necessity of repairs/replacement of every roof. J2- "Time and Cost" basis estimated at \$11,000, Clearcut-\$39,800, Totaling, \$50,800 (9/17) Guy disapproved
 - i. Motion to ratify email actions to approve additional investigative testing by Carri, second by Lisa, motion passes.
- c. Hot Tub Deposit Schedule was missing from the ARC Remodel/Modification Application, motion to approve the following additions (9/21)
 - i. Cement pad \$500 refundable deposit
 - ii. Second story personal deck \$1000 refundable deposit
 - iii. Nonrefundable \$50 fee
 - 1. Motion to ratify email action to add Hot Tub Deposit Schedule by Lisa, second by Michael B., motion passes.

2. Second Legal Opinion

- a. A second legal opinion was obtained from Jenkins Bagley Sperry, PLLC after the Miller Harrison legal opinion/advice to the Board was put in question by multiple homeowners purporting to have retained contrary legal advice. The second legal opinion supported the Miller Harrison opinion. No invoice for legal services related to second opinion has been received to date.

3. August ARC Applications

- a. 24C Hot Tub installation

- i. Motion to approve 24C hot tub installation by Michael B. second by Jeff, motion passes.
 - b. 34C Bathroom remodel
 - i. Motion to approve 34C bathroom remodel by Michael B., second by Carri, motion passes.
- 4. Rewrite Committee Report (Tim Knecht)
 - a. Monthly meetings have been paused. Draft is available for comments on Google drive
- 5. ARC Committee Report
 - a. Judy Sampaio resigned from ARC
 - b. Two spots open on ARC. If you'd like to join, please email Amy at admin@allseasonshoa.com
 - c. Design Committee Report
 - i. The following homeowners make up the committee (Kirstie Rosenfield, Lili Holland, Patty Harwood, Mackenzie Jellum, Joe Kunzelman and Lisa Graveline)
 - ii. Joe Kunzelman has been named Chair
- 6. Finance Committee Report (Jeff Holland)
 - a. The goal is to make financial reporting easier to understand
 - b. Assess risks vs rewards
 - c. Need volunteers. If interested, contact Jeff or Carissa
- 7. Landscape Committee Report (Michael Bradley)
 - a. Michael B stepping down as Board liaison
 - b. Thanked Patty Harwood, Brad Graveline, Amy Blue and Steve McBride for their hard work to help with the completion of asphalt, tree removal/grinding and stone entrance signs. A special shout out to Patty for registering our street names with the County and State.
 - c. Future: replace trees, complete a comprehensive landscape plan w/ Lidar, scope for rfp process pertaining to updating lighting in the community to become compliant with Summit County's Nightsky initiative.
 - d. One volunteer needed since Steve McBride resigned
- 8. Construction update
 - a. Building 27 roof is dried in, custom replacement skylights will be installed in the next few weeks
 - b. Building 17 DT is scheduled for Wednesday, October 20
 - c. Field Report #4 to be posted to Owner Portals
 - d. Further DT postponed until after annual meeting

IX. Hidden Creek Meetings

- 1. Annual Meeting October 15, 2021 6:00pm MT, via Zoom
- 2. Regular Meeting Schedule: Third Thursday of each month at 3:00pm, MT
 - November 18, 2021 3:00pm, MT, via Zoom

X. Adjourn-Lisa motioned to adjourn, second by Carri all in favor, at 3:59pm.