



**2020 HIDDEN CREEK HOA ANNUAL MEETING MONDAY,
NOVEMBER 30, 2020 6:00 P.M (MST), via Zoom**

I. CALL MEETING TO ORDER

Called to order by Leanne Miller at 6:00pm

II. ATTENDANCE

Board Members

Carri Moentmann 30B
Dan Mitrovich 10A
Leanne Miller 11B
Michael Bradley 14C2

Home owners

Cynthia & Daniel Tye 29C
Bob & Erin Morrison 37B
David & Pam Knecht 35C
Bradley Graveline 38A
Jen & Terry Bommer 27B
Ariel Osmond 11A
Georgene Vario 3c
Steve McBride 28D
Lisa Graveline 38A
Katie Broadbent 20A
Jim Meland 30A
Patricia Harwood 33B
Sue Burke 14A2
Greg and Billy Paul 29D
Micah & Kristie Rosenfield 24B/16A1
Jeffrey Gelder 28A
Kristi Wilson 27C
Alan Agle 14D1
Brian and Judy Sampaio 17A2
Eric Weeks 26B
Thomas Eastwick 16B1
Brent Piercy 26C

Hubert Pasioka 12A1
Joe Kunzleman 32C
Bruce Snyder 25C
Gretchen Lescher 31A
Michael Berlin 3B
Devon Patterson 1B
Rory Cullen 23B
Tim & Linda Knecht 35B
Dan Johnson 36A
Jeffrey & Lily Holland 25D
Chris Stoll 32A
Shannon LeDuff 34B
Eric Jellum 8B
Dr Cathy Andrews 9B1
Melissa Patterson 1B
Maryanne Clare 38D
Thomas Gourde 1A
Michael Sussman 37A
Diana Herz 18A
Monica Barnes 17D1
Roberto Besquin 38C

ASHM

Carissa Nosack
Mike Williams
Garrick Malin
Mike Howe
Amy Short
Andrew Blonquist-Lawyer

III. ADDITIONS TO AGENDA

A. Update from legal counsel

IV. OLD BUSINESS

A. Approval of 2019 Annual Meeting Minutes

- Motion by Ariel Osmond. Second by Lisa Graveline. Motion passes

B. Maintenance Report

- Mike Williams provided the following detailed report
- Reminder for everyone to utilize Buildium (homeowner portal) for any homeowner concerns

Hidden Creek Annual Maintenance Report 2020

1. Prompt response to preventative maintenance requests from homeowners
2. Routine maintenance as outlined
3. Replaced heat cable on 24A, and 35C
4. Removed fallen tree on 34A
5. Installed new locking handle and padlock on pool chemical room, and mechanical room
6. Installed two new surveillance cameras on clubhouse
7. Removed fallen tree in pond
8. Identified, excavated, and repaired leaking main shut off valves in front of 24B/C
9. Removed ice dams on 11,13, 17, 21C, 24A, 30A/B 32, 33, 29D, 34B, and 35C
10. COVID protocol established at Clubhouse
 - a. Closed main building
 - b. Installed sanitization stations
 - c. Sanitize handles to gates and laundry room area
11. Roof raked snow from eaves with plastic rakes to help with ice dam prevention
12. Replaced fallen step 8B
13. Removed debris around property from earthquake and inspected for damage
14. Ordered and installed new tennis court screens with logo
15. Replaced water heater at the Clubhouse
16. Painting yellow caution on concrete steps
17. Paint steps and landings as needed
18. Created list of resident hot tubs, and personal decks
19. Worked with homeowners and Board to have all personal decks painted Java
20. Painted all 5 parking lot signs
 - a. Ambush parking lot sign will be replaced.
21. Reinstalled and reinforced damaged dumpster enclosure on Willow Creek Way
22. Replaced filter sand, filter housing, and other filters for pool and hot tub
23. Replaced pool signage with new signs
24. Created and installed new recycle sign on container
25. Hydro seeded by 35C
26. Replaced broken tile and pool lights
27. Removed fallen tree on 35C
28. Replaced missing, broken, and damaged down spouts and elbows
29. Installed two new Mutt Mitt dispensers in the Townhome area
30. Touch up paint on buildings
31. Obtained roofing replacement and insulation estimates for five roofs from five companies

32. Roof and attic inspections with J2 (twice)
33. Water shut off management (MRW project)
34. Power outage management (MRW project)
35. Evacuation of Georgetown due to gas line leak (MRW project)
36. Installed new light fixtures
37. Repaired broken landing on building 13
38. Retaining wall removed and replaced on Cedar Lane (ASHM project)
39. Townhome driveways and parking area crack and slurry sealed (ASHM project)
40. Willow Creek Way and Aspen Drive mill and paved (ASHM project)
41. Striping on Aspen Circle and parking in front of the tennis court entrance (ASHM project)
42. Traffic management in Georgetown area (MRW project)
43. Back flow inspections on irrigation for MRW
44. Back flow repaired on pool supply line, and inspected per MRW
45. Back flow installed and inspected on culinary supply line at Clubhouse per MRW
46. Mountain Regional Water PVR and pipeline project coordination
47. Pond inlet silt removed
48. Removed fallen tree on building 4
49. Had gravel brought in by JRock to help cut down on mud from compacted trenches
50. Coordination with TCFC contractor on Canyons Resort Drive project

Questions:

- Proposed to turn on and off the heat tape with the weather

2021 Maintenance Plan

1. Continued routine and preventative maintenance
2. Prompt response to residents' maintenance requests or questions
3. TBD by special assessment vote and board review.
4. Asphalt project will continue.

C. YTD Financial Report

- Mike Howe gave a detailed report on the association's finances for the last year and proposed budget for 2021.
- A lengthy discussion related to the capital reserve, draft reserve study, and proposed special assessment between ASHM, the board and homeowners.
- A lengthy discussion on the ice damming, and roof issues continuing to plague the community

D. PRESENTATION OF PROPOSED AMENDMENTS – Special Assessment, Reinvestment Fee

- The board shared their personal feelings on the proposed special assessment
- The community was able to share their thoughts on the special assessment
- It was discussed by all involved to table the special assessment until J2 has had a chance to complete their inspection and provide more information to the community
 - Motion to postpone/table special assessment provide education campaign by Carri Moentmann, second by Dan M. motion passes unanimously
- After the presentation of the amendment to set a reinvestment fee, homeowners had a chance to ask questions, and share ideas, thoughts.

- The reinvestment fee will be voted on, the deadline to submit your ballot is Dec. 15th.

E. UPDATE FROM LEGAL COUNSEL

- A homeowner complaint has been filed against the association in the district court, the board members and legal counsel is working through the complaint.
 - Dispute over availability of records and HOA fines
 - Suit to cover attorney fees, statutory damages; fines were waived prior to suit
 - Claim has been tendered to the HOA insurance carrier who will appoint legal counsel to defend the lawsuit
 - Rumors addressed – homeowner claim has nothing to do with the roof or lack of repairs
 - Filing a lawsuit will not get your roof replaced sooner
- Advised that it would be valuable to re-write 40-year-old governing documents (address a lot of concerns like ownership %, insurance requirements, rulemaking authority, collection authority). Documents are very outdated and create confusion for the association and board leading to potential for unnecessary legal costs.

F. CANDIDATES/NOMINEES

- Each candidate had the ability to share why they were interested in serving and why they would be a valuable asset to the association. Homeowners were allowed to ask questions of each candidate.

G. ELECTION BY BALLOT

- All Voting will be by Ballot following the Annual Meeting. Please send your candidate election ballot as well as your reinvestment ballot vote to ashort@allseasonshoa.com. A quorum of 50% will be required and validated upon receipt of candidate election ballots by December 15th at 5:00pm. A final tally of the reinvestment ballots will be determined upon 67% approval of homeowners.

V. OPEN DISCUSSION

- ASHM informed the community of a legal matter that has been presented by one of the homeowners. Community members were able to ask questions. The lawyer answered as many of the questions as he could with an ongoing lawsuit.
- Homeowner suggested creating an unofficial community directory that homeowners can chose to opt-in to and share their information to help facilitate improving the community. As well as a Facebook page to allow homeowners to network (Hidden Creek HOA Members Facebook group)
- Homeowner proposal to move forward with the rewriting of governing documents
- Need to recalculate ownership percentages
- Create subcommittees to help the board succeed
- Heat cable as a partial solution to ice damming

VI. ADJOURNMENT

- Motion to adjourn by Carri Moentmann, Second by Michael Bradley

