

Hidden Creek HOA Board Meeting Minutes

Thursday, November 18, 2021

I. Establishment of Quorum 3:04pm MT

Board Members

Carri Moentmann
Lisa Graveline
Jeff Holland
Steve McBride
Michael Berlin

Jim Meland
Robert Clymer
Joe Kunzleman
Snapper Carr
Dan Mitrovich
Linda Knecht
Seth Weinstein
Annde Weitze
Greg Paul
Lenny Leslie
Amy Blue
Alan Agle
Michael Bradley
Greg Adams
B Williams
Roberto Besquin

ASHM

Carissa Nosack
Mike Williams
Garrick Malin
Amy Short

Homeowners

Eduardo & Xinyee Loo 3C
Megan Hulse
Deb Lovci

II. Additions to Agenda- 3 & 4 will be combined in Governance

III. Owner's Comments (15 minutes)

- a. Robert Clymer objects to the "secrecy" of the authority and protocol resolution being discussed by the Board.

IV. Meeting Minutes (Oct)

Motion to approve the October 2021 Board Meeting Minutes by Carri, second by Steve, all in favor - motion passes.

V. Management/Maintenance Report

a. Completed

- i. Weekly reporting on building 27
- ii. Pond aerator removed
- iii. Tennis court nets taken down for season
- iv. Altitude Maintenance landscape clean up after majority of leaves have fallen
- v. ~10 truckloads of broken branches and debris from early snow storms taken to recycling location
- vi. Snow removal
- vii. Pallet of ice melt delivered and Mule maintenance for season
- viii. Purchased new snow blower for areas between cars and touch up

b. In Progress

- i. Continuing fall landscape clean-up
- ii. 3rd and final rain gutter and down spout clean out
- iii. Pool cleaning and back wash after leaves have fallen
- iv. Place insulating covers on water spigots

c. Parking Patrol

- i. Warnings placed on vehicles without placards or outdated placards only

VI. Finance Report (Sept)

- a. Garrick provided the monthly financials
- b. They are available for owner review on the portal
- c. Reinvestment fees provided an excess in revenue
- d. Insurance and maintenance labor were under budget

VII. Governance

1. Ratify Officers

- a. President Carri Moentmann
- b. Vice President Lisa Graveline
- c. Treasure Jeff Holland
- d. Secretary TBD
 - i. Steve McBride requested to serve as President or VP for the HOA based on his over 20 years experience as CEO and CMO roles for multiple businesses. S.McBride declined the Secretary role but was voted for the position irrespective of his request/decision.
 - ii. Board members will reconvene a discussion on Secretary amongst the Board
- e. Member at large Michael Berlin

2. Authority and Protocol Resolution of Management Committee

- a. It is a procedural document.
- b. It puts communication procedure and roles into writing.
- c. It is used by ASHM to act as agents on the Board's behalf.
- d. The Board has agreed to postpone voting on this resolution until after discussion with Miller Harrison and will engage MH to provide a BOD training session.
- e. At the appropriate time, after Board discussion, the Resolution in final draft form will be shared with owners.
- f. Steven McBride stated for the record in his opinion this Resolution, as with any Resolution that impacts the HOA, should be provided in final draft form to owner members with adequately time for review and discussion prior to voting. And stated that as a nonprofit corporation sharing of Resolutions and pertinent documents must adhere to HOA bylaws and UT law, and is in the best interest of our HOA and its member owners.
- g. Motion to engage Miller Harrison for discussion of the Resolution and BOD training, not to exceed \$700.00 by Steve, second by Lisa, all in favor- motion passes.

3. Litigation Sub-committee & TCFC/CVMA will be combined into a Legal Committee

- a. In order to keep HOA legal bills down and support the Board, the Board would like to form a legal committee to address legal matters.
- b. Miller Harrison will explain the parameters of operation for this committee, especially to address confidentiality issues
- c. Motion to form a Legal Committee Carri, second by Steve, all in favor - motion passes.
- d. Carri Moentmann will be the Board liaison for the Legal Committee

4. Rewrite Committee Report

- a. Michael Berlin will be the Board liaison moving forward
- b. Carri will transition and introduce Michael to the Committee Chairs

5. Aug ARC Applications

- a. Lisa will remain Board liaison.
- b. 24C Gas line and Fireplace
 - i. ARC recommends the application to the Board with the stipulations laid out on their application.
 - ii. Moving forward ARC would like to see all Gas lines be buried to preserve the visual appearance of the buildings.

- iii. Motion to approve 24C Gas line and Fireplace by Carri, second by Michael Berlin, all in favor - motion passes.

6. ARC Committee Report

- a. Lisa will remain Board liaison.
- b. Design Committee Report
 - i. Garage Door Standard is in the works.
 - ii. The urgency for the Standard is related damage caused during the community asphalt project. The unit door is currently not functional and will be replaced as part of the asphalt insurance claim.
 - iii. We are in a holding pattern waiting for answers to a few questions from the contractor.
 - iv. We are working as fast as we can to get a better door, value, quality (structurally sound) for the community. Once ARC is ready to recommend, the new garage door standard will be presented to the Board in coming weeks after an ARC review..

7. Finance Committee Report –

- a. Jeff Holland will be the Board liaison.
- b. The CPI (consumer price index) is 5.9%, so we recommend raising dues to 8.6% to stay in line with that increase and in order to add additional funds to our reserves.
- c. Motion to approve 2022 budget by Jeff, second by Lisa, motion passes.
- d. A dues explanation letter will be sent out next week.
- e. January dues will reflect the increase.

8. Landscape Committee Report -

- a. Steve will be the Board liaison and will select new committee member volunteers, update the project task list and schedule meeting in the coming week(s).

The Board has a meeting scheduled on November 30th with J2 and Clearcut to update related to planned community-wide roofing project for 2022 & 2023.

The standing committees that were in place last year are still in place, however we do have some vacancies. If you'd like to participate please email admin@allseasonshoa.com

IX. Hidden Creek Meetings

- 1. Regular Meeting Schedule: Third Thursday of each month at 3:00pm, MT
 - December 16, 2021 3:00pm, MT

X. Adjourn motion to adjourn by Jeff Holland, second by Steve, all in favor. 3:45pm MT