

HVPOA BOARD MEETING MINUTES
September 14, 2017 – 7:00 p.m.
Vern Martin's House
6569 S Trailway Circle

Attendance: Daryl Gruneisen, Tammy Myers, Jim Trevino, Ian McKean, Sarah Radunsky, Cindy Wright, Maribeth Scaggs

- 1. Call to Order** – 7:07 p.m.
- 2. Review Agenda** – Added under New Business: Owner request regarding possible covenant violation.
- 3. Approval of July 19, 2017 Board Meeting Minutes and August 7, 2017 Board Meeting Minutes** – Minutes for these meetings have not been distributed for Board Member review.
- 4. Treasurer's Report**
 - a. Received a letter from the IRS assessing penalties for 2010 (\$15.51) for failure to file.
 - b. Expect to hear from the IRS regarding the other years that were filed late.
 - c. 78% of owners have paid dues.
 - d. For the Welcoming Committee: New owner at 6814 N Trailway.
 - e. Ledger balance as of 9/14/17: \$12,297.62
 - f. Motion made and seconded to approve the Treasurer's Report; motion carried unanimously.
- 5. Committee Reports**
 - a. Architectural Review**
 - i. 10415 E Meadow Run: Addition and remodel of residence; request for approval received, reviewed and approved on 9/12/17.
 - ii. 7292 N Village Road: New home construction; Initial plans submitted and approved in 2009; new plans will be submitted in October 2017.
 - iii. 10589 Pinecone Lane: New home construction; modular home plans submitted; ARC requested additional neighbor contact and plat map noting location of home, well and septic on property. A site visit will be performed when all documents are received.
 - b. Fire Mitigation** – Nothing to report.
 - c. Internet Access**
 - i. In process
 - ii. Met with vendor
 - d. Maintenance (Roads, Signs and Environmental)** – No report
 - e. Riding Club**
 - i. Issue with the Alpine Drive trail resolved.
 - ii. Installation of new trail directional signs will start soon.
 - f. Website**
 - i. Website currently “down”.
 - ii. Working to resolve the issue.
 - g. Welcoming** – Nothing to report.

6. Old Business

a. Picnic

- i. Set for Saturday, September 16.
- ii. Volunteers needed for tent set up and take-down.
- iii. Due to schedule conflicts decision made to change from grilling hamburgers and hot dogs to purchasing BBQ pork from Old West BBQ, Castle Rock; cost is equivalent.
- iv. Motion made, seconded and carried unanimously to purchase BBQ pork.

b. Budget

- i. We are \$3,500 over budget
- ii. Further expense in 2017 includes mailing a Newsletter, Notice for November's Owner's Meeting and the Dues Invoice for 2018.
- iii. We will review the budget in detail with owners at the November Owner's Meeting.

c. Board Goal Setting Meeting

- i. A date for the meeting in October could not be determined.
- ii. The meeting was scheduled for November 11th; location to be determined.

d. Lease/Acquisition of Douglas County Property Located in Hidden Village

- i. Sent questions to Douglas County concerning what they could do with the property. Douglas County stated it would continue to be used according to how it was originally dedicated on the plat. The property is platted "public land" which allows anyone, Hidden Village resident or not, to use the property.
- ii. Motion made to acquire the three Douglas County properties and seconded; after discussion the motion carried; 4 in favor, 2 opposed.

e. Land Development in the Local Area - Nothing new to report.

f. HVPOA Policies

- i. No progress.
- ii. Concern raised about whether or not dues are mandatory; makes a difference in the content of the policies.
- iii. Ian to contact his lawyer relative to see if he can get an interpretation of the wording in our covenants.

g. Tabled -- FireWise Letter – Nov 2016 Draft

h. Tabled -- Earth Day - April 2018

8. New Business

a. Newsletter

- i. Draft started
- ii. Board Members to submit items for inclusion by September 22.

b. Letter from Owner Regarding Covenants

- i. Appears owners are using their property and adjoining open space to dispose tree limbs and organic waste; this practice is prohibited by the Hidden Village covenants.
- ii. An article will be included in the Newsletter regarding this subject.
- iii. Follow-up action, if necessary, will be discussed at a future meeting.

9. Next Meeting – October 19th at Sarah Radunsky's house; 6784 Chalet Circle.

10. Adjourn – Motion made, seconded and unanimously carried; 9:40 p.m.