

**HVPOA GENERAL MEETING MINUTES**  
**Sunday, August 20, 2017 – 6:30 p.m.**

**Faith Baptist Church**  
**11150 Hilltop Road**  
**(Hilltop & Flintwood)**

Attendees: Daryl Gruneisen, Jim Graham, Tammy Myers, Ian McKean, Vern Martin

**1. Welcome – Call to Order**

- a. Meeting called to order at 6:40 p.m.
- b. Board Members introduced

**2. Announcement of Quorum**

- a. Quorum not present

**3. Guest Speaker – Arborist Jim McGannon**

- a. Spoke on Canada Weed, Cheatgrass and fire danger.
- b. Tree health; Pine Beetle and Ips Beetles; identifying issues and preventive measures such as spraying.
- c. Will provide a copy of the presentation.
- d. Provided a land owner guide to thinning trees and mitigation.
- e. All info provided available from the CSU Extension.
- f. Spoke on issues of spraying roads with magnesium chloride killing trees near roads.

Encouraged minimal spraying for tree health.

**4. Picnic Plans – Sep 16**

- a. Vern Martin presented an overview of picnic plans this year.
- b. Board will provide hamburger, hot dogs and will be grilling.
- c. Will have yard games, horse shoes, corn hole, etc.
- d. No bounce house this year.
- e. Will have hay ride and South Metro Fire Rescue will attend with fire truck demo.
- f. Call for volunteers for set up take down and attendees to bring appetizers or deserts.
- g. Picnic will be BYOB.

**5. Treasurer's Report**

- a. Overview of HVPOA Budget and financial statement including income and expenses.
- b. POA tax situation: We have no record of taxes being filed since 1984. We worked with a CPA and have filed federal and state tax forms from 2008-2016. This has a big impact on budget but will not be a recurring expense.
- c. Chipping event summary 71.5 loads cost us \$28.32 per load.
- d. Dumpster Day cost \$31.82 per load.
- e. Last 6 years we have been negative and reserve funds have been reduced due to expenditures.
- f. Discussed options to increase dues and fees for chipping event and Dumpster Day. Board is going to evaluate the big picture and propose ways to increase revenue to remain solvent.

## **6. Architectural Review Committee Report**

- a. Question about potential burning of debris instead of chipping. Consensus was that burning is not a good way to go.
- b. Only one architectural review for barn, went through the process and was approved.
- c. Owner on Village road doing major remodel of home, not sure if it has gone through the process; will check into it.

## **7. Internet Committee**

- a. Only minimal internet coverage in the Village. Century Link is only wired provider. Old lines are metallic. Century link states they will not do anything to invest or improve the system.
- b. In the process of gathering alternative options such as Fiber.
- c. Couple of alternatives; Comcast to only three homes in the village; some owners have a tower or line of sight providers such as Rise or Direct Link.
- d. Looking for input from homeowners.
- e. Looking to bring in Fiber Cable on IREA lines; best possible solution.
- f. Lack of internet options negatively affect property values.

## **8. Maintenance Committee Report**

- a. Roads had deteriorated this spring; County not doing much for maintenance. Jim Graham met with Douglas County and came up with plan to correct maintenance issues. Placed new gravel on the worst roads; first time in 10 years. Will observe the rest of the roads to come up with plan to improve them.
- b. County has 100ft right of way on all road ways. Will not cut dead trees in the right of ways unless completely dead.
- c. Completed culvert on Meadow Run to cure drainage issues.
- d. Dust control treatment on all roads that had gravel work. Magnesium chloride sprayed. To change that, we would have to pay for it and 70% of residents on any particular road would need to vote in favor of changing treatment options.
- e. Speeding continues to be an issue.
- f. Questions from community should be emailed to Jim graham; email address available on the website.
- g. Question on why Meadow Run and S Trailway are not treated. We are in the queue with the County to assess the need for treatment.
- h. Question of wooden road signs coming down; will they be replaced? Response from board, they are gone, was voted on and approved at previous meeting.
- i. Question: are we still in Firewise, did not see us listed on the Firewise website. Will look into it.

## **9. The “Way Ahead” for Hidden Village POA**

What do homeowners want to see going forward; any ideas?

- a. Community feedback: Thanked board for the fire drill, was very helpful.
- b. Possibly send out letters to homeowners requesting homeowners trim trees and take part in fire mitigation. Possibly send out a list of fire mitigation professionals who are reasonably priced as a resource.
- c. Concern with what is developing around our community and water issues.
- d. Figure out a way to fight apathy in the neighborhood; not much resident involvement in community events, meetings, etc. The board has been sending out increased emails, newsletters, but not much change, open to suggestions.

**10. Owner's Meetings – How Many Each Year?**

- a. Currently meet quarterly, should we meet bi-annually? Can't vote due to no quorum being present.
- b. Consensus was that due to poor turnout at quarterly meetings that we may get better turnout with bi-annual meetings.

**11. Land Development in Local Area - Update**

- a. **Reatta South** development going in Colorado Golf Club, 11 homes going in on proposed 3 acre sites each; border homes on the west side of Hidden Village. Homeowner Matt Smith P) 303-877-1282, has taken an interest, contacted the County and is organizing homeowners to push-back on this development; other homeowners welcome to reach out to Matt. Daryl spoke with the Butterfield HOA and has contacted the Pinery HOA to organize public comment to the County Planning Commission.
- b. **Hilltop Development**: 2- 3 ½ acre lots; no timeline on Planning Commission meeting.
- c. **Independence Development in Elbert County**: 992 homes going in; 1000 acre development; Elbert County Planning Commission recommended approval to Elbert County Board of County Commissioners.

**12. Open Discussion**

- a. Owner: Need to protect Hidden Village from encroachment; water depletion, traffic, etc. How?
- b. Owner: People were stealing mail from residents' mailboxes and attempted ID theft; police arrested some folks out of Lakewood.
- c. Solicitor on Segway came through neighborhood trying to sell paving, was odd character and raised suspicion in the neighborhood.
- d. Consensus from POA members present that we should increase dues and fees on Chipping and Dumpster Day events. No vote taken since a quorum was not present.

**13. Next Meeting – November 16, 2017**

**14. Adjourn – 8:46pm**