

HVPOA BOARD MEETING MINUTES

March 15, 2018 – 7:00 p.m.

Daryl Gruneisen's House

Attendees: Daryl Gruneisen, Jim Trevino, Vern Martin, Tammy Myers, Kelly Hopper

1. Call to Order – 7:14pm
2. Review Agenda
 - a. One item added to New Business under Owner Concerns
3. Minutes
 - a. Approval of Jan 18, 2018 Board Meeting Minutes
 - i. Reviewed and approved
 - b. Re-send out March 4, 2018 General Meeting Minutes
4. Treasurers Report
 - a. 2017 Federal and state taxes done. No money owed
 - b. 79% of owners paid dues to date
 - c. Donations: \$925.00
 - i. Weed fund \$1915.00
 - d. Personal thank you's sent to everyone who gave donations
 - e. Ledger Balance as of 3/15/18: \$16,699.04
 - f. General funds available \$14,709.04
 - g. Homes for sale:
 - i. 6511 N Village Rd
 - ii. 7550 N Village Rd
 - iii. 9946 E Hilltop Rd
 - iv. 10315 E Meadow Run (sale pending)
 - v. 10187 E Meadow Run
 - h. Treasurer's report approved
5. Committee Reports
 - a. Architectural Review – Jim
 - i. Concern around excavation on Pine Cone
 - ii. County working on fixing road
 - b. Fire Mitigation
 - i. April 7th –Douglas County Slash Mulch Program in Castle Rock opening early
 - c. Internet Access – Jim
 - i. Looking at 2 sites for tower head – Miller & Finkbeiner properties
 - ii. Reviewed potential tower head structures
 - iii. Lifetime free internet for homeowner who has the tower head on their property
 - iv. Engineer continues to work on plans
 1. Will consider the square footage of each home
 - v. DirectLink primary vendor to date

- vi. Cost would be averaged out for every homeowner given variance in distance between road and each home across properties
- vii. 2 fold cost
 - 1. investment of homeowners would take care of trenching, boring and conduit – cost being estimated
 - 2. DirectLink would own fiber, etc.
 - 3. Only homeowners who want internet would pay the cost
- viii. DirectLink go out of business, want legal agreement to ensure someone else can come in and take up responsibilities
- ix. More info to come from engineer when report is finished
- d. Maintenance (Roads, Signs & Environmental) – Vern
 - i. Chalet Circle smoothed
 - ii. Fire Danger signs put out given dry environment
 - iii. Jim called Rod Meredith re: DuraBlend
 - 1. County will come in summer and address roads that they have been doing
 - 2. Jim signed up for Road Committee to assist
- e. Riding Club – No report
- f. Website – No report
- g. Welcoming – Daryl
 - i. Two property owners welcomed since last meeting; 6886 Village Road and 6768 S Trailway Circle
- 6. Old Business
 - a. Goals
 - i. Balanced Budget – Tammy
 - 1. Good progress
 - 2. Last year ended at 78% paid and currently at 79% paid
 - ii. Increased Owner Participation – No report
 - iii. Informed Community – Kelly
 - 1. Facebook – share format with Board for feedback
 - 2. Next Door – skip
 - 3. Email communication
 - a. Continue current program
 - b. Approx 20-30 homeowners have not provided their email address
 - iv. Effective Board – Daryl
 - 1. Strengthening the covenants – hold
 - 2. Outsourcing the board
 - a. Research reveals large companies outsource given complexity – couldn't find any evidence any HOA outsourced the Board - not applicable to Hidden Village
 - b. Some HOAs hire a Management Company to run the business with the Board in place – Due to Hidden Village's limited administrative needs and the cost of hiring a

Management Company this option does not appear to be reasonable; would also impact dues

3. Survey on what's desired by community – hold
4. Board selection/recruitment
 - a. Solicited nominations last year
 - b. Will do the same this year
5. Self-Assessment – hold
6. Policies – drafted
- b. Lease/Acquisition of Douglas County Property
 - i. Issue will be heard at the Board of County Commissioners Meeting on 4/10/18 @ 1:30pm
 - ii. Daryl will attend to answer questions and provide information
 - iii. The County will mail a notice to owners in Filings 1-3
- c. Land Development in the Local Area
 - i. Reata South 8th Amendment
 1. County had sent back comments/questions to the developer previously; mid-2017
 2. County sent a notice that their application would expire March 14, 2018 if no response or application for an extension is not submitted
 3. Extension was applied for and county approved
 4. Deadline now 9/14/18
 - ii. Nothing new on other developments
- d. HVPOA policies
 - i. Hold – wait for full Board member attendance
- e. 7292 Glen Circle
 - i. Renters driving across bridle trail and neighbors property
 - ii. Property next door now up for sale
 - iii. Does not appear that driving on that property is occurring any longer
- f. Earth Day – April 21
 - i. Daryl will get with Rion for particulars
- g. Tabled – FireWise Letter
7. New Business
 - a. Thank You Letter
 - i. Drafted a thank you letter for Encompass Church (aka Faith Baptist Church)
 - ii. Motion carried to mail – all aye
 - b. Newsletter – April 2018
 - i. Draft in process by Daryl
 - ii. Needs to be mailed first week in April – time sensitive events
 - iii. Reviewed topics included in draft
 1. Add Internet, Riding Club and Earth Day info if available
 2. All articles due by 3/21/18

- iv. Email to homeowners and physically mail to homeowners without emails on file
- c. Owners Meeting – May 6
 - i. Speaker – consider DirectLink owner and engineer depending on progress of Internet Committee by that time
 - ii. Provide status update and potential next steps
 - iii. Jim will confirm availability
 - iv. Future speaker – Commissioner Weaver being nominated for US Marshall, so may have new Commissioner coming up; Einer Jensen, South Metro Fire and Rescue, is another possibility
 - v. Board Member Elections also coming up
 - 1. 6 member's terms coming up
 - 2. Run for re-election?
 - a. Jim – yes – 1 year
 - b. Vern – no
 - c. Tammy – yes
 - d. Kelly – yes – 1 year
 - e. Daryl – yes
 - f. Rion – TBD
 - g. Sarah – mid-term
 - h. 1 vacancy
 - vi. Proxy use
 - 1. Researched further
 - 2. If association does not provide for proxies in covenant, can still utilize proxies
 - 3. Discussion on whether to use proxies – concern around usage in smaller neighborhood and adding complexity
 - 4. Will hold off on utilizing for now, but will keep research for future
 - vii. Topics – Committee Reports, Speaker, Elections, Property and Local Area Development update
- d. Douglas County Referrals
 - i. Electronic message sign use proposed amendment
 - ii. Mineral extraction plan draft – around Hidden Village, but not in neighborhood
 - iii. IGA (Inter Governmental Agreement) – termination between Town of Parker and Douglas County to create new development plan
 - 1. Request for comments
 - 2. Hidden Village not in IGA
 - 3. Reata South in IGA
 - 4. Will send out email to update owners
- e. Owner Concerns
 - i. Email re: turkeys hanging in tree
 - 1. Directed to Department of Wildlife
 - 2. No information on location

- ii. A+ Driving School using neighborhood roads for manual transmission driving training
 - 1. Sheriff talked to A+
 - 2. Add article in the newsletter to raise awareness
 - 3. Draft letter to business expressing concern
 - iii. Concern around not getting code for the arena
 - 1. Owner didn't know a good contact for code
 - 2. Consider creating back-up system for retrieving code
 - 3. Tammy to follow up with Riding Club and homeowner
- 8. Next Meeting
 - a. Wednesday, April 11th @ 7pm
 - b. Jim Trevino's house
- 9. Adjourn @ 9:47pm