

HVPOA BOARD MEETING MINUTES
January 18, 2018 – 7:00 p.m.
Daryl Gruneisen's House
6627 S Trailway Circle

1. Call to Order – 7:03pm
 - a. Attendees: Daryl Gruneisen, Tammy Myers, Sarah Radunsky, Vern Martin and Kelly Hopper
2. Approval of Nov 30, 2017 Board Meeting Minutes – Daryl
 - a. Update – Effective Board Item D ii (change to research) - completed
 - b. Get approval, make pdf and send to Rion
 - c. Motion to approve. Motion carried.
3. Treasurer's Report – Tammy
 - a. End of Year Report
 - i. Total Net Revenue: \$10,359.92
 - ii. Total Operating Expenses: \$11,877.86
 - iii. Removing 2018 income paid in 2017: -\$3,922.94
 - iv. Total Net for 2017: -\$1,517.94
 - v. Big expenses incurred this year including chipping, dumpster day and past taxes
 - b. Financial Status 2018
 - i. 50% of 2018 dues paid to date
 - ii. Donations received to date in 2018 = \$700 to general fund
 - iii. \$75 donation received and specified for internet mailings
 - iv. \$1,815 remains in weed fund
 - v. Motion for thank you cards to those that donated approved unanimously
 - vi. Thank you cards signed by board members present
 - c. 2018 Budget
 - i. Current ledger as of 1/18/18: \$15,634.27
 - ii. Taking out dedicated funds: \$13,744.27 (excludes targeted donations)
 - iii. 4 homes for sale and 2 new homeowners
 - iv. Recurring expenses include post office, non profit status, website domain
 - v. Cost listed for chipping is based on prior year expense.
 - vi. Need to confirm Jason's availability for 2018 chipping
4. Committee Reports
 - a. Architectural Review – Daryl
 - i. 7292 Village Rd – in process of building. Approval given for new plans 12/6/17
 - ii. 6872 N Trailway – Deck approved 12/12/17
 - iii. 10589 Pinecone – New home – Approved 12/15/17
 - b. Fire Mitigation
 - i. No report
 - c. Internet Access - Daryl
 - i. Committee continues to check credentials via site visits and meetings
 - ii. Reviewed various options – concluded fiber optic in ground is best option

- iii. Meets on Saturday, 1/20/18 – various discussion topics
- iv. Various new residents will attend meeting
- v. Committee would like to present a deck at February POA meeting
- vi. If agreed, agenda will be proposed
- d. Maintenance (Roads, Signs & Environmental) - Vern
 - i. Letter received from Rod Meredith, Director – Public Works Operations, Douglas County
 - 1. Douglas County recently sent out survey to affected Hidden Village residents to determine the number of residents wanting dust suppressant applied to Meadow Run, South Trailway Circle and Pinecone Lane.
 - 2. Survey results indicate that 53.57% were in favor of road surface stabilization
 - 3. 46.43% were not in favor of road stabilization
 - 4. 70% in favor is required for approval. Therefore, Douglas County will not be applying dust suppressant to Meadow Run, S Trailway Circle and Pinecone Lane
 - ii. Resident has volunteered to assist with signs
 - 1. Vern will reach out to volunteer and discuss
 - 2. Update at next meeting
 - iii. Concern raised regarding grading of roads within Hidden Village
 - 1. Vern will reach out to Douglas County roads to discuss
- e. Riding Club
 - i. No report
- f. Website
 - i. No report
- g. Welcoming – Daryl
 - i. Setting up meeting to welcome new homeowner

5. Old Business

- a. Goals
 - i. Balanced Budget – Tammy
 - 1. Reviewed proposal for operating budget in 2018
 - 2. Income anticipated 2018: \$7,645
 - 3. Income:
 - a. Proposing \$20 per load for chipping x 75% of 2017 participation vs. prior \$10 per load to cover cost = -\$432 to POA
 - b. Proposing \$30 per load for dumpster x 75% of 2017 participation = +\$270 to POA
 - 4. Expenses – Mailing, Insurance and PO Box rental
 - a. Administrative costs \$1172
 - b. Fixed costs \$1902
 - c. Land management (Weed Control, Chipping Event, Dumpster Day and Signs \$3984
 - d. Misc: \$500 for picnic
 - 5. Projected income minus expenses = +\$87.00
 - 6. Discussion:
 - a. Consider budgeting for legal fees. Can re-allocate if not utilized.

- b. Consider reducing expected expenses for weed management given terrain and difficulty spraying
 - c. Suggest \$30 per load for chipping to even fees and bring closer to true costs for chipping
- 7. Motion to approve proposed budget as presented with modification of moving 50% of weed management budget into legal reserve
 - a. Note, chipping based on historical chipping fees
 - b. 4 aye and 1 nay – motion carried
- ii. Increased Owner Participation – Sarah
 - 1. Survey being worked on
- iii. Informed Community – Kelly
 - 1. Draft of proposed ideas to be brought to next meeting
- iv. Effective Board – Daryl
 - 1. Will review and discuss next meeting
- b. Lease/Acquisition of Douglas County Property – Daryl
 - i. Received call from engineer
 - ii. Determined no easement required, so no need for surveys
 - iii. Engineer indicated that appointment was needed for pre-submittal review
 - iv. Met with Douglas Co Planning on Jan 11, 2018
 - v. Planning staff advised a meeting was not needed
 - vi. Douglas Co will be sending out a notice to Hidden Village residents
 - vii. After that mailing, the issue goes to the County Commissioners for presentation
 - viii. If approved, deed will be completed
 - ix. Anticipate 2 more months before conclusion
- c. Land Development in the Local Area – Daryl
 - i. Reata South 7th Amendment – still in process. Watching for updates
 - ii. Reata South 8th Amendment – still in process
 - iii. Hilltop development – preliminary plan approved by Board of County Commissioners on 12/19/17
 - iv. Independence – large development. Elbert County Board of Commissioners approved.
- d. HVPOA Policies – Daryl
 - i. Hold until all board members present
 - ii. Will review for next meeting
- e. 7292 Glen Cir – Daryl
 - i. Renters driving across riding trail and neighbor's property
 - ii. Reached out to owner to address
 - iii. Monitoring the property indicates the residents ceased this practice
 - iv. Will continue to monitor the situation
- f. Tabled – FireWise Letter
 - i. On hold
- g. Tabled – Earth Day – April 2018
 - i. On hold

6. New Business

- a. Calendar of Events 2018
 - i. Set Owners Meetings
 - 1. 2/25

2. 5/6
3. 8/19
4. 11/18

- ii. Chipping – 5/5 and 5/12
- iii. Dumpster – 6/23
- iv. Motion to not schedule picnic in 2018 due to 2 years of declining attendance
 1. Motion approved unanimously.

- b. Owner's Meeting – Feb 2018
 - i. Feb 25th
 - ii. Jim will reserve church for meeting
 - iii. Proposed agenda
 1. Internet Committee presentation
 2. Firewise reminder for Chipping Event
 3. Number of Owners Meeting in 2018
 4. Calendar of Events for 2018
 5. Land Development update
 6. Consider creation of proxy form for those who can't attend

7. Next Meeting
 - a. Owners meeting 2/25
 - b. Next Board meeting – 3/15 @ 7:00 pm – Daryl's house
8. Adjourn - 9:06 pm