

HVPOA BOARD MEETING MINUTES
May 10, 2018 – 7:00 p.m.
Daryl Gruneisen's House

Attendees: Daryl Gruneisen, Jim Trevino, Tammy Myers, Rion Buswell, Sara Rudunsky and Kelly Hopper

1. Call to Order – 7:06pm
2. Review Agenda
3. Minutes
 - a. Approval of April 11, 2018 Board Meeting Minutes – Motion to approve; Seconded; Approved unanimously
4. Treasurer's Report – Tammy
 - a. 123/155 owners have paid dues (79%)
 - b. Ledger Balance \$16,099.93
 - c. Weed fund \$1915.00
 - d. Homes for sale: 6511 N Village Rd, 7550 N Village Rd, 9946 E Hilltop Rd, 7244 Glen Circle, 10187 E Meadow Run
 - e. PO box bill paid \$76 on 5/8/18
 - f. Website domain pending \$10/year
 - g. Chipping
 - i. 19 loads/\$20 per load - \$380.00 deposited
 - ii. 9 households participated (1-5 loads per household)
 - iii. 2017: 71.5 loads; 30 households participated
 - h. 2018 Picnic: Cancelled
 - i. Printing/mailing to date: \$321.59
 - j. Motion made to approve Treasurer's Report; Seconded; Approved unanimously
5. Committee Reports
 - a. Architectural Review – Jim
 - i. No new approvals – application for new fence (pending)
 - ii. Discussed letter rec'd from Douglas County re: building permit request without Hidden Village ARC approval
 1. Douglas County will only wait for 5 days for ARC feedback if submittal meets Douglas County requirements
 2. Jim sent email to County asking for clarification on requirements
 - b. Fire Mitigation – Rion
 - i. No report
 - c. Internet – Jim
 - i. Met with engineer on schematic
 - ii. Anticipating cost information prior to upcoming Owners meeting
 - iii. Reviewing different possibility for cost distribution – all options being considered
 - d. Maintenance (Roads, Signs & Environmental) - Group
 - i. Need to check Firewise signs given winds last month – some detached and will need to be re-hung

- e. Riding Club – Group
 - i. Arena ponding issue
 - 1. Rion and Daryl visited the arena to get a better idea of the problem.
 - 2. Information regarding the issue mailed to Board members.
 - 3. Motion made to dig a ditch to divert water run-off from the culvert at the entrance to the arena site. Motion seconded and approved unanimously.
 - 4. Work completed April 29, 2018
 - 5. Arena flooded with recent rain; will visit site again and review for further modifications.
 - 1. Will check into trail signs and need for additional signs
- f. Website – Rion
 - i. April minutes will be added
 - ii. March minutes already posted
 - iii. Decision made to keep only two years of minutes on the website and to archive older minutes
- g. Welcoming – Daryl
 - i. 10315 Meadow Run welcomed on April 29, 2018

6. Old Business

- a. Owner's Meeting – Daryl
 - i. Scheduled for June 10th
 - ii. Reviewed draft letter for owners re: time/date of meeting and Board member nominations
 - iii. Tentative agenda reviewed as well including internet update via Jim Carey, Direct Link, and Berry Long, Project Engineer
 - iv. Internet update estimated at 45 minutes
 - v. Will send out proxy with this email when ready
- b. Chipping Event - Group
 - i. Daryl, Rion and Vern will assist this coming Saturday
 - ii. Will hold on ordering a dumpster to determine how much 'non-chippable' items are dropped off
- c. Goals – Group
 - i. Balanced Budget
 - 1. In process - slightly under-budget for mailing; PO Box fee increased
 - ii. Increased Owner Participation
 - 1. In process - draft survey coming
 - iii. Informed Community
 - 1. In process - send out Facebook link to Board for review
 - 2. Email addresses for property owners have increased from prior year
 - iv. Effective Board
 - 1. In process
- d. Lease/Acquisition of Douglas County Property – Daryl
 - i. Voting responses continue to come in
 - ii. 13 supportive responses received as of 5/10/18
 - iii. All responses due on 5/18/18
- e. Land Development in the Local Area – Daryl
 - i. Received Final Plat on Hilltop Development for 30 homes on 254 acre site

- ii. Comments submitted when the Preliminary Plan reviewed; no additional comments submitted
- iii. Minor revisions made with slight lot size adjustments
- iv. No changes, or updates received on other developments
- f. HVPOA Policies – Daryl
 - i. Discussion on need for meeting to only review policies
 - ii. Dedicate one meeting to review and determine next steps for compliance
 - iii. Daryl will send electronic copies of the 9 draft policies to Board members for review

7. New Business

- a. Dumpster Day – Rion
 - i. Scheduled for June 23rd
 - ii. Looking into a recycling dumpster in addition to regular dumpster
 - iii. 2018 flyer similar to 2017 flyer
 - iv. Board members to support event if available
- b. Proposed Amendment, Douglas County Zoning Resolution – Daryl
 - i. Received updated information from Douglas County on Sign Standards for Electronic Message Signs. Lighted signs were not previously allowed in rural areas; proposal is to allow them – Section 29 of County Zoning Regulations
- c. Owner Concerns/Questions – Daryl
 - i. Question received on whether goats are allowed and status of the internet for the community. Response sent.
 - ii. Question received on property on N Trailway regarding sheds and dirt movement. Jim looked into and resolved.
 - iii. Concern re: Construction traffic in areas of community. Addressed and responded.

8. Next Meeting – July

- Tentative Thursday, July 12th at 7pm - Daryl's house

9. Adjourn – 8:58 pm