

**HVPOA BOARD MEETING MINUTES**  
**September 20, 2018 – 7:00 p.m.**

Attendees: Daryl Gruneisen, Rion Buswell, Tammy Myers and Sarah Radunsky

**1. Call to Order – 7:09pm**

**2. Review Agenda – No changes**

**3. Approval of August 23, 2018 Board Meeting Minutes** - Minutes reviewed; Motion made to approve; seconded; approved unanimously

**4. Treasurer's Report**

- a. \$15,232.44 ledger balance
- b. \$13,242.44 in general fund (minus earmarks)
- c. Earmarks: Weed Fund: \$1915.00; Internet Committee Mailing Fund: \$75.00
- d. Motion made to approve; seconded; approved unanimously

**5. Committee Reports**

- a. **Architectural Review** - Approved fencing for 6744 Alpine Drive
- b. **Fire Mitigation** – Need to apply for renewal of “Firewise” status; no cost involved
- c. **Internet Access**
  - i. Waiting for final engineer's report
  - ii. Next step: Soliciting contractor bids
  - iii. Checking into the possibility of getting a grant
- d. **Maintenance (Roads, Signs & Environmental)** – No report
- e. **Riding Club** – No report
- f. **Website** – Will add meeting minutes and delete unneeded information
- g. **Welcoming** – No report

**6. Old Business**

**a. Goals**

- i. **Balanced Budget**- On track
- ii. **Increased Owner Participation** – No report
- iii. **Informed Community** – No report
- iv. **Effective Board** – Policies out for attorney review

**b. Lease/Acquisition of Douglas County Property** – At their September 11, 2018 Land Use Hearing, the Board of County Commissioners approved transferring the three County properties in Hidden Village to the HVPOA.

**c. Land Development in the Local Area**

**i. Pinery Filing 31:**

- 1. Preliminary Plan approval was considered by the County Planning Commissioners at their September 17, 2018 meeting.
- 2. Don't know the result

**ii. Reata South, 8<sup>th</sup> Amendment** – The County requested input from the developer regarding their departure from the “Open Space” intent of the original PD.

**iii. Whittlesey Property**

1. While reviewing the County website, discovered a Pre-submittal Review Request from Brad Whittlesey requesting a zoning change for his 160 acre property from Agricultural to Rural Residential.

2. This property is surrounded by Hidden Village on the South, East and West

3. Plans to put 10, 5 acre lots on the West side of the property abutting Hidden Village properties on the East side of Village Road.

4. Also found a Pre-submittal Review Request, filed several months after Brad Whittlesey’s request, from a developer requesting a zoning change from Agricultural to Rural Residential for the same 50 acres.

5. The developer wants to purchase the 50 acres of this 160 acre property and subdivide it into 8-9, 5 acre lots.

**iv. Wallden Property**

1. A Hidden Village owner reported a surveying crew on the subject property

2. Information provided that the property was going to be developed

3. This property abuts Hidden Village properties on Glen Circle and North Trailway Circle

4. Searched the County website and could not find any information regarding the development of this property.

**v. Nothing new on the other local developments**

**d. Policies**

i. Included recommended changes in two draft policies per discussion at the August Board Meeting and sent them to the Board Members for review. No further changes were recommended.

ii. Sent a request to the Board Members to authorize expenditure of funds to have the attorney review the policies; five in favor, two no reply.

iii. Received a preliminary response from the attorney which included an estimated cost for his services.

iv. After discussing the policies and the attorney’s response, the Board decided to have Sarah contact the attorney to explain the Association’s situation and determine how to proceed.

**e. Owner Concerns/Questions - Follow up**

**i. Dumping in Creek Bed**

1. An owner filed a formal complaint with the County.

2. The Board of County Commissioners asked the County Manager to look into cleaning up the site during discussion at their September 11, 2018 Land Use Hearing.

3. The Association Board will monitor the site once it is cleaned up.

**ii. Deer being hit on Village Roads** – Safety note drafted to be sent to owners.

**iii. Marijuana Being Grown in the Neighborhood**

1. Determined this is an issue for the County Sheriff

2. Will send a note to the concerned owner

**iv. Dirt Bikes**

1. Received more complaints

2. An owner talked to one of the violators

3. Will continue to monitor the situation

**7. New Business**

**a. Budget 2019**

- i. Reviewed the draft budget and made recommended changes
- ii. Will review revised budget at the October Board Meeting

**b. Owner's Meeting November 18, 2018**

- i. Discussed agenda and possible speakers
- ii. Will discuss further and finalize agenda at the October Board Meeting

**c. Newsletter**

- i. Reviewed the draft Newsletter
- ii. Discussed additional topics
- iii. Revised Newsletter will be sent to Board Members for review prior to sending to

owners.

**8. Next Meeting – October 25, 2018; Rion Buswell's House**

**9. Adjourn – 9:48pm**