

HVPOA ANNUAL MEETING MINUTES

Sunday, June 10, 2018 – 6:30 p.m.

Encompass Church

11150 Hilltop Road

1. Welcome – Call to Order – 6:40pm
 - a. Board Attendees: Daryl Gruneisen, Tammy Myers, Kelly Hopper, Jim Trevino, Vern Martin, Rion Buswell
2. Announcement of Quorum
 - a. Quorum met – 5 proxies provided
3. Guest Presentation – Upgraded Internet Service
 - a. Mr. Jim Kerry, DirectLink; Mr. Berry Long, Project Engineer
 - b. Jim Trevino introduction
 - i. Internet Committee handout/agenda provided
 - ii. Website link provided for PowerPoint reviewed in previous meeting
 - iii. PowerPoint provides overview of project and reasons why internet is a focus for Hidden Village
 - iv. Berry Long (engineer) has worked on project for a while, toured Village and reviewed prior work
 - c. Berry Long
 - i. Assisting in adding internet to HV
 - ii. Neighborhood is unique in acres per homesite and size of lots
 - iii. Plan provides for installation of fiber down main roads and into lots
 - iv. Design will be used to get construction finances together and determine ultimate cost for owners
 - v. Start NW and work East and provided his best educated guess on route for fiber (not final yet)
 - vi. Using side lots to feed more than one house as typically cannot use a utility easement to handle two houses
 - vii. Review is as cost conscious as possible
 - viii. Plan reviewed with attendees with proposed route
 1. Feeding all homes with 12 fiber and drop cable to each residence
 2. For areas without homes, sized need for future and current cost analysis
 3. 12 inch pedestals used / 2 inch conduit / fiber counts provided
 4. Displayed various areas of Hidden Village and lots with routes indicated (19 pages)
 5. Trench and bore plans included
 6. Handholes included with 22,000 pound weight limits
 7. Labor and material listing included
 8. Detail provided around conduit and various options that would vary on type / pricing
 - ix. Will be working with Internet Committee and likely another committee to be formed in the future to assist with details of actual installation/build
 - x. Q: Utilities runs along each of the properties can't be used?

- xi. A: Sometimes these are on the back of the lot which causes difficulty with varying lengths
- xii. Q: Utilities runs are typically cleared vs. edge of lots are forested/treed
- xiii. A: Utility easements don't always allow access to all homes which causes more conduit footage overall than if lot edge used (showed example on plan). If resident gives HOA access, then can utilize those areas. It is an option – nothing written in stone. Can mix and match conduit paths
- xiv. Q: How long will it take to do this construction?
- xv. A: 14 miles in total conduit needed (estimated). If scheduled with the homeowners without issues, likely a 2-3 month process. Public right away not a problem. Depth: 48 inches on the roadway and 36 on private property. Some companies can do 18-19 inches as well.
- xvi. Q: How deep are gas lines?
- xvii. A: 24-36 inches deep. Utility location is an issue. Private locating companies may be utilized.
- xviii. Q: Gas is only 10 years old. Aren't those plans available? (some discussion held on age with various comments from 10-20 years old)
- xix. A: If they are newer plans, we will be able to leverage. We do have difficulty finding telephone lines at times. Main concerns are wells, and power to the wells. The more input from each homeowner the better.
- xx. Q: When you hit the house, will it be coming in through Century Link box?
- xxi. A: Closest spot to get to the house will be used. If coming in from the worst possible portion of the house, we will work with the homeowner to resolve. Each house will be addressed individually, but plan provides best guess for cost and construction. Will likely have some better and some worse than plan, but on average, plan will work.
- xxii. Q: How to keep contractor in line and on target?
- xxiii. A: Documentation will be kept for each house. Footages will be tracked. Mostly conduit lengths overall will be tracked.
- xxiv. S: Most conduit and fiber have the length stamped right on the conduit, so difficult for the contractor to take advantage.
- xxv. No one is in this to get free internet from anyone; we are just volunteering to get this going for the neighborhood.
- xxvi. Q: Concern around touching 2 sides of the property and going through Ponderosa pines. What is the past experience on damage to trees?
- xxvii. A: Very valid question. Directional boring is used, and if going through a tree area, will be cautious of drip line of the trees. If going through the worst areas of your property, we can adjust. When going on the roadway, could be trenching vs. boring. Overall, the property must be left in existing/better conditions than when they started.
- xxviii. S: Boring done on property and can't tell – least damage than anything else.
- xxix. S: If we lose a tree or two, have many others.
- xxx. S: Could choose not to run the fiber up and/or choose not to get the internet as well, if that owner has too many concerns with construction.
- xxxi. A: Everything has to go through the Board and the HOA.
- xxxii. S: Regardless of whether it's desired or not, it will happen. Utility easement is out there.
- xxxiii. Q: What are county requirements?

- xxxiv. A: 48 inch easement is required and we want to protect it.
- xxxv. S: Comcast put in fiber across Hilltop (different neighborhood), and some locations have fiber laying on the ground. Another option to consider.
- xxxvi. Q: Could use personal conduit already in place?
- xxxvii. A: Yes. Would need to check and make sure it's useable, but would be great to use. Conduit is relatively small, and we are going after the most minimal disturbance overall. Reviewed how the installation process happens across long lengths of conduit runs.
- xxxviii. Q: Fiber goes from house to easement, but where does it end up?
- xxxix. A: Tower. Ultimately it exits Hidden Village and gets spliced into long distance fiber (connection fiber and backup). Fiber is just a medium, and the network is connected through that fiber. Tower is fed by two mediums – one fiber and one wireless.
- xl. Jim T / George: Thanks for concerns; we are learning a bunch from everyone's questions
- xli. S: Will have to trust construction person to make sure drip line or trees are not damaged.
- xl. A: Will work with residents in any way needed to make sure this is handled as best as possible. We will help committee get to reputable companies.
- xl. S: Another idea is to utilize boring under the driveway as an option for conduit. Could work with an arborist on the plan as well.
- xl. Jim T: Thanks to Berry for working on the project.
- d. DirectLink
 - i. Jim T: Introduction. We want to make sure that if we go this route, we do so safely.
 - ii. Jim Carey (reviewed deck)
 1. Started DirectLink about 18 years ago
 2. Discussions been going on for 15 months or so. We do not want to rush a job or impact a residence
 3. Wireless is available to some residents but not others – about 10% of neighborhood due to trees and terrain currently
 4. About 20 mg hit rate currently for wireless customers
 5. FTTH (fiber to the home) – all proposals will be the same, but want to keep internet local
 6. DirectLink is putting up \$50k to assist the project. This will assist with cost of permits, some of the oversights with construction, some Tower construction
 7. Fiber provides 100% coverage with speeds needed, and we want to keep cost down with local support
 8. Monthly subscription fees would be lower than national company as well – pay for what you want
 9. Proposed fiber buildout provides dual redundancy protection with two main feeds (fiber feed tower and wireless feed tower)
 10. 50% less expensive than national companies (expected)
 11. Current pricing slide – fiber coverage – more bandwidth for the same price
 12. Reviewed slide of reasons why fiber is a good idea

- a. Will give an additional 10% discount if fiber is decided for owners that proceed forward

13. Request for questions
14. Q: Build a tower and get a feed. Is it an electronical feed or wired tower?
15. A: Tower will be fed through the air to keep internet going if wire is cut by accident, but will be cabled as well
16. Q: Normal day, where is signal from?
17. A: Regular day – fiber used and wireless is a backup
18. Q: How tall a tower?
19. A: 35 foot windmill is sufficient
20. Q: Where is the tower going?
21. A: In discussions. Sounds like it will be more on the west side due to the county requirements
22. Q: Should we lease tower with telephone company
23. A: Not a good idea. Protects neighborhood with a better connection
24. Q: Any other service available?
25. A: Phone is available. Looking at TV.
26. Q: Could you buy anyone's phone service even after fiber installed?
27. A: Yes, you could buy anyone's. Booster could be purchased to bring it to 4G in your home. Do have some large customers that are supported. 25,000 miles covered by DirectLink. We are not a tiny company. Two towers will feed the neighborhood for redundancy. Discussed fiber in the ground vs. fiber in the telephone poles.
28. S: Telephone poles difficult to use. A lot of our poles are not up to spec, so would need to be replaced given lack of height. Cost significant.
29. Q: Please explain relationship of who owns what
30. A: Proposal – neighborhood will figure out way to pay for this via bond potentially. DirectLink will shoot the fiber in, but we (Hidden Village) own the duct. If we don't like their service, we can rip out the fiber and put in another carrier. We can get around anyone's concerns during construction and ultimately make the community a better place
31. Q: Are you installing conduit or just cable?
32. A: Just fiber, as construction professionals should install the conduit. Fiber is the way to go, and we will do it right the first time. Fiber needs the ground system with other utilities.
33. Q: Where does it end at the home?
34. A: At the house, we can connect to a router or box outside the house (like Century Link) and convert to an ethernet line. Once installed, we will assist with connecting inside the home.
35. Q: Where is termination point?
36. A: We like to terminate at the outside of the house, so can work on anything that's needed. No other power source needed as the power comes through cable itself.
37. Q: Any problems with connecting to TV?
38. A: No. Should be no problem at all. Can run HD on wireless right now with a good signal. Incentive is to get everyone on fiber and done properly.

- 39. S: Wireless is not 100%
- 40. A: Satellite doesn't work as well with clouds. It can get through some trees, but not a forest. Hills also make it difficult.
- 41. Q: Are they doing something similar in Keane's Ranch?
- 42. A: They want to go armor cable vs fiber (different as it has no conduit). They have no trees there, so it wouldn't work for this neighborhood.
- 43. Q: Want to make sure we know what we're getting
- 44. A: Will need to consider all of these options
- iii. Jim T: Thank you, and you will be hearing more from the committee as we go forward
 - 1. Field all questions through the board so internet company can address. Any expertise would be welcome.
 - 2. Copies of Berry's report are available for residents if desired.
- 4. Treasurer's Report
 - a. 2018 dues paid by 82% of owners
 - b. Current balance in general fund: \$13,499.23
 - c. Weed fund: \$1915.00
 - d. Chipping Event: cost \$1500 / 23 households participated with 51 loads (71 loads last year). On budget for this
 - e. Balanced budget – on track
 - f. Next big expense is Dumpster Day coming up
 - g. Motion to approve; seconded
 - i. Approved unanimously.
- 5. Architecture – Jim Trevino
 - a. Village Road – request to build a carport (approved)
 - b. Q: New construction on Pine Cone – different type
 - c. A: It was approved by the review committee. Pre-fab construction – quality and appearance should be fine. Owners had to make some adjustments during build. Very quick build.
- 6. Calendar of Events – Daryl
 - a. 6/23: Dumpster Day – possibility of metal recycling bin also with the dumpster
 - i. \$180 for the metal bin. If we get over 4000 pounds of scrap steel, we get a rebate check. May be unlikely to hit that weight level. Will reduce cost of the dumpster overall
 - ii. Dumpster \$350/per last year to \$440/this year due to increase in landfill costs
 - iii. Q: Fee schedule:
 - iv. A: \$30 for a pickup truck
 - v. Q: Abusers from last year – price?
 - vi. A: Price would be adjusted for folks bringing down more than a pickup load
 - vii. S: Stacking plays a big part as well
 - b. 11/18: Next meeting
- 7. Douglas County Property Acquisition – Daryl
 - a. Poll: late votes received – in favor: 50 / not in favor: 14 / 1 no opinion

- b. Will press on with acquisition of the properties
- c. Q: When will this be done?
- d. A: We will need to meet with the county commissioners, so it is likely 60 days away. If that's approved, then will work with the county to get ownership approved. It may be several months before resolved completely.

8. Land Development in Local Area – Daryl

- a. Not much movement on any of these
- b. Reatta South 7th amendment – Received questions from the county, and developer has not submitted their changes as of last month. County gave them notice that they were going to close their request. Reatta requested 6 month extension, but we are unsure if this was approved.
- c. Reatta South 8th amendment. Same situation. Application inactive; county granted extension.
- d. Q: Was there a letter from board objecting to 8th amendment?
- e. A: Traffic on Betts Ranch Road was one item discussed. Other objections raised.
- f. Q: Did the Board participate in meetings at the Pinery?
- g. A: Yes
- h. S: These are horse properties, so would add value to the neighborhood. Didn't understand the objections from the Pinery. Impact to the community from 22 homes is minimal and much better than what could happen with apartments. We should support that if we can.
- i. S: 7th amendment. In prior discussion, county indicated that area was a buffer. We should be very strong against that particular amendment
- j. A: Buffers mentioned in a number of areas. We asked why buffers were no longer an option.
- k. S: Developers want to destroy the trail back there as well and get rid of the interconnect. That trail was going to connect with Cherry Creek Trail via the county.
- l. A: Next step will be when it goes to the planning commission. If commission approves it, we'd have to discuss further.
- m. Daryl: Previous submissions of the Development Plan stated under no circumstances would # of units go above 192, but now it is going above that count
- n. Tammy: Sometimes minimal notice is received on these messages, so would be great to have your email on file to get this information out.
- o. S: 7th amendment is being worked on currently
- p. Daryl: 2 other developments
 - i. 30 lots on Hilltop – We submitted concerns to the county. Board expressed concern over some lots being too small. Recent input in late May – lowered size of some lots and upped size of others. 250 acre site – 30 homes.
 - ii. S: Traffic dramatically increasing
 - iii. Independence (Elbert Co) – 1000+ acres; 900+ homes. Homeowners next to these properties have filed a lawsuit. County and developer (defendants) put in a motion to dismiss the lawsuit which was denied. Developer has started and can continue on their progress while lawsuit is being discussed.

9. Board Member Election – Daryl

- a. All Board members here (6) have expiring terms
 - i. Sarah Radunsky still on board – not here tonight

- b. All of us, except Vern, will remain if elected
- c. Call for nominations from the floor for the Board
 - i. None received
- d. Motion made and seconded to accept the five board members, Daryl Gruneisen, Rion Buswell, Tammy Myers, Kelly Hopper and Jim Trevino for another term
 - i. Approved unanimously
- e. Mark Skaggs self-nominated to serve on the Board
 - i. Motion made to approve; seconded
 - ii. Approved unanimously
- f. Jim T / Kelly H to serve one year terms; eliminates large Board member turnover in any year
- g. Mark and rest of Board will serve a two year term

10. Open Discussion

- a. Red Truck
 - i. Q: Anything to share with the high speed late night driver?
 - 1. A: Police called. Truck has been described as a red GMC with lights on top and lights on front grill.
 - ii. S: Any license plate should be turned into the police
 - iii. A: Partial plate turned into the police (plate in windshield – passenger side)
 - iv. S: Very loud.
 - v. Q: Why here?
 - vi. A: Damaged trees at a home. Could be gravel road (fun for trucks)
 - vii. S: 3 weeks ago, still had damage to the front grill. Looked like a dually truck.
- b. Internet
 - i. Q: internet – Any guess on what this looks like cost-wise yet?
 - ii. A: It's a little early. We will be able to start getting financials now that drawings have been received.
- c. Traffic
 - i. Q: Any access from Betts Ranch onto Trailway? Lots of traffic coming through one particular house
 - ii. A: Some construction is being done in that area. Previously talked with county. County said that we can't restrict traffic. Traffic coming in through county roads and then coming onto that driveway.
 - iii. Lot of construction vehicles come in and out of that driveway
 - iv. S: Significant nuisance for this part of the Village. Lots of traffic. Appears that he is making this a permanent access for the future
 - v. Q: Could we fence that property line?
 - vi. A: Already fenced and gated at that property
 - vii. S: Discussed whether we could discuss directly with the owner.
- d. House being built on Village Road
 - i. Q: What's going on with that house?
 - ii. A: Nothing has been going on lately. No new news. Possibly finding problems with finding contractors to do the work.
- e. Chipping Event:
 - i. Rion: No trash was included in the chipping piles – much better than last year
 - ii. Thanks to everyone for not putting trash in the chipping piles.
 - iii. Thanks to Mark Skaggs who loaded up mulch onto a trailer

- f. FYI - Jim Carey from Direct Link left pens, hats and letter openers
- g. Internet
 - i. Q: How long do we have until DirectLink changes his mind re: \$50,000 contribution?
 - ii. A: We think he wants to do our neighborhood and then can expand to other neighborhoods in a similar way. We want to make sure we do it right, and it's not cost prohibitive. We will be looking for agreement and for other residents to assist with agreement stage. It will take legal understanding as well.
 - iii. Q: David Fong?
 - iv. A: Suggest him for committee.
 - v. A: Create network to talk to neighbors more person to person
 - vi. Q: Does DirectLink provide the fiber itself?
 - vii. A: They put it in, but we would be looking for a contractor to bid the installation work – conduit and the fiber. He would pay for the fiber, and we would own the installation report.
- h. Email
 - i. Q: We still don't have everyone's email?
 - ii. A: No.

11. Next Meeting – November 18, 2018

- a. Same location

12. Adjourn – 8:46pm