

HIDDEN VILLAGE PROPERTY OWNERS ASSOCIATION
VIRTUAL GENERAL MEETING via ZOOM
NOVEMBER 22, 2020

Call to Order, 6:32 PM

Proxy Count – 3 proxies plus 45 participants logged online; there is a quorum

Guest Speaker Mr. Geoff Canon, President of Force Broadband – update on the installation of fiber optic broadband

- 48,000 feet of total 49,000 feet of backbone has been laid
- 48 homes have had the drop lines installed
- 128 responded to the interest survey; of those responses about 105 want service
- Splicing of the drops to the house will be done in a couple of weeks
- 104 boxes need to be spliced and it takes 1.5 to 4 hours per box
- As they come online the service can be turned on
- Might have a handful of customers online by the end of this year

Q&A:

- How do we know we are on your list? – An additional 30+ owners will be getting an email with directions on how to respond to the online survey
- Can we post this email on our website? – yes
- What is the delay? – We are trying to build the network more robust because of the higher usage with the COVID restrictions on schools and businesses
- When are we going live? – As soon as possible, Filing 5 will probably be first. We are having trouble getting contractors to work only for us. They have other obligations that take them away from us. We have to find people to work for the price point the Colorado State Grant required.
- Have we received permission from Douglas County to run cable under the roads? – We are still waiting on a couple of permits from DougCo; erosion and soil control permit plus right of way street crossing
- Is 811 being called prior to digging? – Scott, the crew chief doesn't dig without calling 811 first for locates of major utility lines
- Do we get to choose the route on our property? - Yes, Scott will check with the owner first to get a generally agreed on path
- Can we send out a list of everyone who is listed on the survey
– No, there is too much personal information on that

Jim Trevino, chairman of the Internet Committee added these remarks:

- It is best for Scott, the installation supervisor, to have an idea of where they want service into their house
- We have another private locator service, Utilo, who charges \$75 to come out and mark everything behind the meters on your property; such as dog fences, electric lines to barns, etc.
- Scott is forecasting that in the next 4 weeks Filing 5 will be complete, then plans to begin work on Filings 2 & 3.
- The dimensions of the box attached the home is approximately 11x10x4.5 inches
- People who haven't been contacted can go to hiddenvillage.forcebb.com for the survey to indicate interest
- Many residents are asking for 1 gig service, FBB wants to insure that they get it or close to it

Election of Board members

Board nominees and volunteers are needed for 4 open positions to replace Daryl Gruneisen, Rion Buswell, Tammy Myers and Doug Hesbol who resigned and/or their 2 year term was up last April. Board members are limited to 2 consecutive terms for a total of 4 years.

The following volunteered to fill the open positions:

- Matt Fox
- David Price
- Jeff Masterson
- Holly Wilbur

A motion to approve each nomination was made and seconded. All nominees passed unanimously. The Board will meet next month to elect what individual positions each will fill.

Committee Reports

Architectural Review

- One owner has asked to paint their barn
- One owner wants to move their garage from the side of the house to the rear. One signature is missing from the application. That owner is out of town
- Dumpster on Village Road – Rion showed an image of the proposed lattice screen. Neighbor who had OK'd the plan stated that she had been shown a different image and wanted to rescind her approval.

Fire Mitigation

- FireWise application was submitted and accepted. They require that we spend at least \$5,000 per year cash or in hours worked to mitigate fire danger. Rion submitted about \$16,000 equivalent in work hours submitted by residents. There is a possible State Forest Service Grant available to help clean out some of the bridle paths to help create a fire block. The board will look into this. Rion will be handing the committee chair information over to Yash Agrawal

Internet Access – covered by Geoff Canon earlier in meeting

Maintenance (Roads, Signs, Environment) – open position, no report

Picnic – Leanne Cook, Chairman - Maybe will hold one in August or September of 2021

Riding Club – Bridle trail maintenance is needed. An email about this won't be sent out until late winter for a spring cleanup

Website- HiddenVillageCo.org: Haley McKean chairman

- 2300 views to the site this year
- 100 – 300 month
- Most popular pages are covenants and about
- Direct questions to Haley at her email address - hiddenvillage.webmaster@gmail.com

Welcoming Committee –Suzanne Fong, Chairman

- Just had a flurry of new residents
- When someone moves in they get a welcome card with a request for their email address; they are then sent all documents by email
- Suzanne also tries to meet each new resident fact-to-face
- There is a reminder on the riding trail maps that only horses and people are allowed – no bikes or motorized vehicles
- Suzanne can email HVPOA documents to anyone who needs a digital version

Old Business

1. Zoom meetings –

- Originally the board voted to pay the fee on a month-to –month basis; that expired and Kristen had to renew a subscription. She chose the annual membership at \$154 which gives us unlimited time for the meeting.
- Suzanne moved that we approve the expenditure and reimburse Kristen; seconded by Leanne; approved

2. Halloween Hayride

- Rion and his wife Angela organized a last minute hayride and trick or treat party for the Village kids.
- Fifteen kids signed up and 27 homes volunteered to hand out candy
- Some people reported that they didn't get the email
- Think it was a hit and will try to do it next year
- Should we do something for Christmas? Email the board with suggestions at hiddenvillage.poa@gmail.com

New Business

Any owner with ideas for community improvements can email their suggestions to the Board. Some suggestions were made at the meeting:

- Replace signs
- Paint existing signs at the entrances
- Have a picnic ground/ play area for kids

Doug Hesbol used old lumber from the old riding arena to make an address sign for the arena.

A request was made that owner not leave poop bags on the roads and horse trails

The next Board meeting was set as a Zoom meeting on December 10 at 7:00 PM.

Adjourn

Motion to adjourn by Suzanne, seconded by Marilyn; passed
Meeting adjourned at 7:53 PM