

## HOA Meeting Notes

Attendance:

Rion  
Holly  
Kristen  
Leanne  
Suzanne  
Yash  
John Roberts  
Angela  
Jill (land use consultant) and Sharon from new development

Meeting called to order: 7:52PM (after talking to Jill and Sharon)

July meeting minutes approved. Suzanne First, Holly Second. All Aye

### Walden Property and affects to Hidden Village

Approved July minutes

60 acres

Farm wheat across hilltop road

1946 when the bought it

They wanted to be involved in what happened to the land

What are you going to do with land that is up against Hidden Village

first step is re-zone all land

Triangle at hilltop road- 2 large lots there, 60 acres.

New road eats a lot of the land, one or two large lots. One house or two houses on that land.

Water coming from Parker water and sanitation – and sewer from Parker

255 homes on whole plan

8 large lots around perimeter

Some of the larger lots, 8 of them, may have own well

Is Parker planning to draw a well – nothing can be exported off of the property

Sharon – wants to be careful of the water and also to not do any damage to what nature has given us, the trees they don't want to over run that

Ground already worked and cleared made it easy to put homes one and north and southern triangle is the large lots to avoid moving trees

One access point off Hilltop western side of property, access north of property

Secondarily access point will be north side to the cluster home triangle to the south at signing hills, that will turn into a 4 way intersection

Flintwood access as well

Light pollution, no street lights or street lamps, dark sky light fixtures – they are going to incorporate dark sky lights - They start trucking water off property and the restricted covenant will restrict the water. County is require something that is extreme, it can only be used to serve homes on that property.

1 unit for 2.5 acre and do 255 wells and 255 septic, this could easily get approved in the county. Our plan is a more appropriate plan and the Walden family didn't want that. They wanted to be sensitive to the aquifer.

In 10 years will your covenants be applicable or will there be a loop hole?

Has there been a traffic study done? She doesn't have it, in the county project file.

What is the timing with roads will be ready and the development be ready? Will the roads be done first? Jill shares the timing of her project and confidently state the roads will be done together.

Timing of their project is in zoning phase, beginning of the year approval  
When zoning is approved subdivision stage with lots lined out  
6 months when that is approved  
Final engineering details will take another 6-9 months  
This will be about 3 years from now before any dirt will be moved.  
Parker water and sewer will go first and build the roads  
First house won't go up for 4-5 years out  
Another 3-5 years for all houses to be done  
Keep people out of 8 miles of our trails for Hidden Village  
Open space will be maintained by metro district and their trails will open to the public  
Who will be building the houses on the 60 acres by hidden village – no one has purchased it yet  
All large lots will be sold to individual people  
Please let hidden village owners know when it is for sale  
They will send me updated project summary  
Signing hills and hilltop is planned for a roundabout  
This project forced the county to do the design and they needed to get moving.  
247 clustered homes – roughly  $\frac{1}{4}$  acre lots  
8 large lots  
They want to make sure there isn't a wall of homes, they want open space and "loosened up" so it is more appealing to the eye from the street and they are set back off the road. There will be a lot of cul-de-sacs and with the hills some will be hidden from the road  
We DO NOT want to see it like the independence – it is hideous  
630 acres in the property, 255 homes total, 8 are 35 acres or more, how much open space will you have? This is in the subdivision stage, they have a hard time designing the lots until they know how the county will do the roads  
Open space will be approximately double the space of the homes

## Departments

### Treasurer:

- We need to find one
- We will mention positions needed filled – **Mention in invite email**
- Kristen – \$3,000 was her last deposit
- She is missing and dues paid for at Dumpster Day, she will update it on the Master list

### Arch Review – Matt

- Not here

### Fire Mitigation – Yash

- Nothing to report
- He has huge signs that someone gave to him saying "This is a Fire Wise Community"
- Work with south metro to get the area between pinery and hidden village cleaned up. Coordinate an effort.
- Rion will meet with Yash in December to go over the grant of \$5,000

### Internet:

- Rion got an email said a house isn't done yet.

### Maintenance, Roads and Signs

- Suzanne spoke with county several times in posting signs and they have been patrolling and they are pulling things down. They will not allow them. If they are on private property in their “right of way” they will pull it.
- She will put on up by horse arena
- Getting a permanent sign up on land by arena we should do it
- Rion will ask a guy he knows and he can make something nice
- Is internet considered public notice? We don’t know. Rion thought it has to be a sign.
- No trespassing signs

Events

- Halloween Ride
- Bring decorations and come and help
- Who will bring hot chocolate and apple cider? Holly

Website –

- Nothing to Report

Welcome + Picnic –

- New people

Riding Club –

- Nothing to report

Old Business:

- Email switching to outlook

New Business:

- Guy who wants to be on sub-committee review for county filings
- 8 people updated their information, has Matt dropped his?
- We need a debit card
- Insurance autorenewal and linked to checking account
- Hidden Village is not in good standing with Secretary of State – It’s \$60 to renew and need to update the email address – Jon will look into it
- We need someone to do newsletter
- Trash is getting put out not in a can and it’s thrown in neighborhood
- Dark Sky - respect light pollution
- Speeding

**General Meeting – November 14, 6:30pm**

Meeting Ends: 8:36 PM

Suzanne – first

Holly – second

All Aye