

**Hidden Village Property Owners Association
Board Meeting**

Meeting Minutes

June 23, 2022

Attendees	<i>Board Members:</i> Kristen H. (President); Ulla B. (Vice President); Alex F. (Treasurer); Haley M. (Secretary); Matt F. (Architectural Review); Yash A.; Suzanne F. <i>Committee Reps:</i> Leanne C., Jayne C., Annette B.
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Minutes Taken By	Haley M.
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Approval of Minutes

- May 2022 meeting minutes will be circulated by Kristen via email for approval, as there was not a quorum of board members at the beginning of the call to vote.

Rezoning/Sale of Land for Pinery Planned Development

- Douglas County conducted a public meeting June 21 for Douglas County Project File #ZR2022-010 Pinery Planned Development, 29th Amendment. The Douglas County School District RE-1 has a pending contract to sell a 12.325 acre parcel of property at the southwest corner of Hidden Village to a home developer, Miller United Real Estate. The parcel was formerly zoned as a school, and the rezoning site plan calls for 28 new homes (2.3 homes per acre) and retention pond to the west.
- Kristen distributed an email to HV residents on June 15 to announce the meeting and share a list of concerns for this zoning change.
- Suzanne Fong attended the meeting. She provided the following updates to the Board:
- Developer's representative indicated the property is under contract and will not close for a year.
- No signage was placed when the property was put up for sale by the School District.
- Plan is 28 houses, average .5 to .75 acre lots, \$800k-\$1.3 million estimated cost.
- The Developer will not consider a request to change the density to Estate Residential, similar to Hidden Village, because HV is not in the same Pinery building district.
- Pinery residents attended and requested reduction in number of homes. The developer believes that their site plan fits County regulations and will not ask for fewer homes.
- The Developer has a "will serve" letter from the Pinery Water for water supply, but Pinery residents reported that they are already facing watering restrictions.
- Suzanne inquired if it will be a low-light community, and Developer agreed they did not plan to install any streetlights.
- Developer's traffic plan included exits to the south onto Ponderosa Way and Sun Ridge Hollow; completed a traffic study for only these 2 new intersections
- Primary issue will be traffic on Bett's Ranch Road and Hess Road; no traffic study has been completed.
- Suzanne suggested that the Board meet with Miller United Real Estate as a board, and send Rich Cosgrove at DCSD an email from Hidden Village board opposing the sale.
- Discussion: There is some potential for increased property values with our larger acreages next to high value smaller acreages, concerns for traffic increase and impact to wildlife, concerns that new homeowners will use our equestrian trails accessible via County easement

Hidden Village Property Owners Association Board Meeting

Open Fire Complaint

- Board received a complaint about resident at 6848 N. Trailway, who is allegedly allowing people to camp on the back of their property with Airstream trailers and campfires with open flame, which violates our covenants and the burn ban.
- Kristen contacted the Sheriff's Office and Fire Department. Current fire ban is Stage 1 which allows contained flames in a contained ring at a campsite. The neighborhood does not qualify as a campsite, and thus these fires may be a finable offense.
- Fire department can respond when fires are actually underway. Neighbors should call the fire department when they witness open fires.
- Neighbors have some question of whether the property is being rented for camping. Private business structures are not permitted in HV.
- Board members discussed possible approaches, including a letter or a personal visit. Suzanne and Yash volunteered to visit the resident within the next week.

Dumpster Day

- Kristen hopes to schedule the event in August. Communication should indicate that dumpsters are intended for yard debris only, and not for household waste.
- Board will seek to obtain a debit card to pay for dumpster cost, instead of President paying on personal card and receiving reimbursement.

Architectural Request

- 10445 Meadow Run submitted request to install propane firepit on cement surface. Resident is not current on HOA Dues. Kristen suggested requesting dues for 2021 and 2022 of \$120, and contingent upon payment, Kristen motioned to approve firepit request; motion passed 3-0.

Committee Reports

- **Maintenance:** Material for No Trespassing signs will be purchased and installed in Open Space.
- **Riding Club:** Maribeth S. is now the committee representative and president of the Riding Club; lock code has been changed at the arena and will be provided to club members who are current on riding club dues.
- **Architectural Review:** Kristen and Matt created list of 5 important tips for architectural review that were presented at the General Meeting. Matt and Haley will complete a new electronic architectural review form within 30-45 days. Matt will send email out to community with tips and link to new form, as well as fines for violations of architectural review.
- Due to limited time, no reports were given by website, newsletter, and welcome committees.

Treasurer's Report

- Kristen has been serving as interim Treasurer. She is working to update the balance sheet, collect past dues for 2021 and 2022, establish online payments by 2023, move bank account for better online services and find a database for tracking such as QuickBooks.
- She no longer has password for PayPal account due to difficult transition from past Treasurer. One resident who already paid via PayPal was upset that his dues weren't transferred, but the board will recognize his payment.

Hidden Village Property Owners Association Board Meeting

Election of Officers

- Suzanne moved to elect Alex F. as Treasurer; Kristen seconded. Motion passed 4-0.
 - Kristen will take steps to transition financial responsibilities and accounts to Alex.
- Kristen moved to elect Haley M. as Secretary; Suzanne seconded. Motion passed 5-0.

Creation of New Committee

- Annette B. is interested in creating a new committee to review and respond to new developments surrounding Hidden Village. Kristen moved to create a Projects and Developments committee and make Annette a chairperson; Haley seconded. Motion passed 5-0. Annette indicated that she is excited to serve the community and plans to seek continued input from board and neighbors to effectively respond to developments.

Prohibited Use of Firearms

- A resident adjacent to the riding arena has been shooting guns at targets, which violates the covenants prohibiting firearms. The board will send a letter requesting the cease of use of firearms per covenants.
- Suzanne reported that Douglas County no longer has a shooting ordinance establishing acreage minimums to shoot on private property. She shared a [NextDoor post by DCSheriff's Office on Nov. 21, 2021](#), which states: "*State law and HOA covenants establish what is and isn't allowed (please note that DCSO has no enforcement power related to HOA covenants). Generally, shooting on private property is allowed with the following measures being taken:*
 1. *Must be the property owner or have expressed permission from the private property owner.*
 2. *Must have a sufficient backstop in place to keep bullets from leaving the property.*
 3. *Bullets must not leave the property or cross any watershed or roadways.*
 4. *No Drug or Alcohol impairment or use while shooting.*
 5. *Follow Colorado Revised Statutes pertaining to firearms and other misconduct.*
 6. *Be respectful of your neighbors, no shooting after sunset or before sunrise.*

All of the same rules apply if you'd like to hunt on private property, but the hunter must acquire a landowner tag that is either private-land-only or Unit-Wide to do so. If an animal is shot and moves onto private property, the hunter must make a reasonable attempt to contact the property owner before retrieving the hunted animal.

Citations: Colorado Revised statute 18-12-106: Prohibited Use of Weapons; 18-12-107.5: Illegal discharge of a firearm."

Adjournment

Kristen motioned to adjourn, and Yash seconded. Motion passed 6-0.

Next Meeting

Thursday, July 28; 7 p.m. Option to attend in-person at Suzanne's house or via Zoom