

**Hidden Village Property Owners Association**  
**Board Meeting**

## Meeting Minutes

August 30, 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.; Jon R. <i>Committee Reps:</i> Angela B. (Riding Club Rep) <i>Absent and Excused:</i> Suzanne F., Annette B.
Minutes Taken By	Haley McKean

### Minutes

- Kristen will send her July meeting notes to Haley for minutes; these will be distributed by email to board for approval along with tonight's (August) minutes
- Discussion took place about including full names in meeting minutes. Board agreed that Secretary should include only first name and last initial in meeting documentation

### Events

- **Dumpster Day:** Kristen suggested holding the event on a Saturday in October, ideally 9 a.m. – 3 p.m. All board members will be asked to take 2-hour shifts to accept annual dues and dumping fees, and keep a log of participating residents. Haley will contact Little Dumpsters for three 20-yard dumpsters to be delivered and picked up same-day, and will request a check from the Treasurer in advance if a Board debit card has not yet been secured. Cost to HOA is approximately \$1200. Prohibited items include concrete, asphalt, shingles, paint, oil, electronics, car tires, car parts, appliances. Event goal is to clean up our yards and community, and we prefer not to accept indoor renovation items. Discussion took place around charging by load size, perhaps by cubic yard (3'x3'x3'), or tier of load size (such as small pick-up loaded level, full-size pick-up loaded level, small trailer, large trailer, extra cost for loads above the bed level). Decision to be determined.
- **Halloween Hay Ride:** Haley and Angela to plan the third-annual trick-or-treat hayride on Saturday, Oct. 29. Last year's rides were at 4:30 and 6 p.m. This year, we will move to an early timeframe in order to finish all rides in daylight. Haley will create sign-up genius for hay ride and candy stops and announce in newsletter and website. Trash bags will be supplied on the hay ride and all passengers will be asked to deposit trash to limit litter on streets.
- **November General Meeting:** Discussion took place, and board agreed to hold the November meeting in-person meeting at Encompass Church on Nov. 13 or 20. Kristen will ask Jim T. to reach out to church contact to book conference room and to inquire about Zoom capabilities. Haley will plan to announce date and location in newsletter, website and on signage. Residents can bring snacks to share. Angela B. has HOA cups and supplies for coffee in her garage.

### Committee Reports

#### Maintenance:

- **AirBnB:** Ulla listened to BoCC meeting from February and confirmed that short-term rentals less than 30-days are prohibited in unincorporated Douglas County. Kristen reported that she reached out to AirBNB regarding properties in our neighborhood. One location has been removed from their site. Another Hidden Village property is still active on AirBNB but difficult to identify, as there are no photos. S

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- **Tree Removal:** Ulla reported that the County owns 10 feet from every road and property line and is responsible for maintenance and removal of dead trees in the right-of-way. Ulla volunteered to accept addresses/locations of dead trees from residents and submit them to County for clearing. Haley will include this in the e-newsletter. Angela stated that historically the tree must be fully dead for the County to remove, but that CORE Electric will remove dying trees near a power line.
- **Bridle paths:** Ulla reported that although the bridle paths are on private land, an easement for it was created in land plats and must be respected. Homeowners may create fences that cross the bridle path, but they must provide unlocked gates in and out of the fenced area.
- **Private Property signs:** Suzanne will finish posting Private Property signs near riding arena. Locations to be determined.

**Riding Club:** Angela is giving MaryBeth access to the email and passing off the chair position; trying to deal with trees down in bridle path at 7516 Village and 668 Alpine. Angela also requested that if fences are ever removed along bridle paths, empty holes need to be backfilled.

**Website:** Haley reported she has renewed the website hosting with WordPress for the year at a lower cost of \$60 per year, as we were not using the services in our higher cost subscription. The website had 1,770 views and 570 visitors this year. It was down temporarily in July due to transition of billing to Haley as new account owner in WordPress. Kristen has issued an HOA check to Haley to reimburse her for the \$60 cost.

**Newsletter:** Haley reported she will create a new HTML quarterly e-newsletter in MailChimp. This free service will allow us to send emails with graphics and track readership data, bouncebacks, clicks, unsubscribes, etc. She will add a link on website to subscribe to the mailing list. She will distribute a link to the draft e-newsletter to board and committee reps prior to any distribution. Kristen will provide list of email addresses for distribution.

### Architectural Review:

- Owner on Alpine submitted request for fence for front and side yard at residence; 268 feet long, wood posts and metal gate with 'hog wire'; Kristen moved and Matt seconded; approved 4-0 with 1 abstention.
- Owner on Alpine submitted request for HOA to remove the tree that is fallen from HOA land onto private property; Matt will hire Jason Rozman to remove the tree and bill the HOA
- Owner on Alpine requested 60x40 steel barn west of house facing Alpine with black roof and white walls. The original request was submitted in February without plot plan but with signatures. The plan has since been modified to a 45x40' to comply with County's 25-foot setback from front line. Discussion took place, and the Board agreed that the owner needs to re-submit his proposal for the revised building size and to ensure compliance with covenant that "no building shall be located nearer than 30 feet from front line."
- Yash requested that the Architectural Review form be modified to include printed names and signatures of all neighbors, as signatures are rarely legible and difficult to track. Matt will make this change.
- Discussion took place regarding the function of Architectural Review process. Concern for heavy workload for architectural chair, and few ramifications for property owners who don't submit for architectural review. Question of whether we should implement fines if someone does not submit as authorized in our Compliance Guidelines, given challenge to collect. Question of whether to eliminate or rework the covenants around architectural review to be more specific/clear for our generation of residents. Further discussion is needed.
- All board members are asked to take time to review the [covenants](#) for each filing, [Architectural Compliance Guidelines](#), and [By-Laws](#) to understand our enforcement role and procedures prior to continuing the discussion.

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- **Development Committee:** Kristen reported that Annette has received a new HOA gmail address for her committee role for watching and responding to new development plans near Hidden Village.

### Fire Mitigation

- Yash reported that we are required to submit an update relating to expenditures for fire mitigation to continue as a FireWise community. Kristen will send him receipts from chipping events. If necessary, newsletter will ask residents for their private costs toward fire mitigation in 2022.

### New Business

- Drones: Some property owners have reported drones over their homes, including in the dark; a resident has filed police report and alerted her neighbors, but the police have indicated that little can be done, unless it is a "peeping tom" situation with drones at windows.
- Noise Complaints: Discussion took place and board members agreed that grievances surrounding noise complaints should be handled privately between neighbors, and that the Board should not be an enforcement entity to handle these issues.
- HOA Letters to Residents: Discussion took place and board members present agreed that any official letters regarding grievances or enforcement issues that are sent to property owners on behalf of the HOA should first be distributed to and approved by the Board

### Treasurer's Report

- Alex reported that Kristen will send over the master budgeting sheet, and he will move the POA's financial records into QuickBooks or another accounting system.
- He spoke with Chase Bank re: setting up a business account for POA. The President, Treasurer and Secretary would need to be present to open account, and other board members could receive access as many signers are helpful to create redundancy. The account would include debit card, online banking, and online payments through Zelle.
- Haley suggested that the Board meet early at Chase Bank on Sept. 29 prior to board meeting to set up the account, then go to a coffee shop or library for meeting. Banks are open until 5 p.m.

### Adjournment

Haley made a motion to adjourn; Alex seconded; motion passed 4-0.

### Next Meeting

Thursday, Sept. 29