

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

## Meeting Minutes

September 29, 2022

Attendees	<i>Board Members:</i> Kristen H. (President); Ulla B. (Vice President); Alex F. (Treasurer); Haley M. (Secretary); Yash A. <i>Absent and Excused:</i> Suzanne F., Matt F.
Minutes Taken By	Haley McKean

### Minutes

- Meeting called to order at 7:15 p.m.
- 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
- Kristen Moved, Yash Seconded to Approve August minutes

### Events

- **Dumpster Day:** Haley will coordinate this event with Little Dumpsters. Rental cost has increased from \$450 to \$500 per dumpster. Last year, event used 3 dumpsters with option to have 4<sup>th</sup> delivered, and Haley will reserve the same.
- **Halloween Hay Ride:** Haley will coordinate this event for Saturday, Oct. 29 using Sign Up Genius and publicize in the e-newsletter and website. Rion Buswell will coordinate the tractors and trailers. Rides will be held earlier than last year, starting at 3:30 and 5. No difference between age groups; families can sign up for any ride.
- **November General Meeting:** Discussion took place, and board agreed to hold the November meeting in-person meeting at a local 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.

### Treasurer's Report

- Alex reported that he has updated all dues received for each homeowner.
- There was no treasurer position filled for 6-8 months; nothing was turned over for more than a year; current board is trying to get caught up.
- Kristen sent an email to all addresses that we had not received 2021 dues and asking for proof of payment if possible; we received an influx of payments and some corrections; we could send an email to addresses for whom we don't have 2022 dues.
- Alex has replied to all treasurer emails since May 2022
- Resident spreadsheet directory has been updated with recent checks and new contact emails; dues and riding club fees. 68 of 157 owners have paid \$60 dues for 2021; 100 of 157 owners have paid \$60 dues for 2022. Missing 16 emails for 157 residents.
- Discussion of doing a paper mailing of the invoice for 2023 Dues to only residences without emails.
- Due to board turnover, we are not distributing the HOA directory because we do not have record of who would like their contact information published; discussion of whether we should make the directory public for neighbors. Board agreed it would be acceptable to send out condensed directory with names and addresses only, since this is public information.
  - **Action Items:**

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- Alex will build a budget. Treasurer reports are available in historical drive. He may meet with Tammi Myers, former Treasurer in 2019.
- Haley, Alex and Kristen will schedule a time to open a Chase Bank account, but will keep Bok account open for a time.
- Alex will research PayPal access to accept dues; Kristen created an email for [hiddenvillage.payments@gmail.com](mailto:hiddenvillage.payments@gmail.com)

### Email Security

- Kristen would like to move a Google Workspace admin account for GMail to ensure that we can administer email accounts as “delegates” as officers come and go

### New Business

- Status Request Letters: We charge \$250 for a status letter to title companies from HOA to share if address is current or has liens against property and what dues cover. We collect past dues prior to sale.
- Resident requested that board trim dead limbs on trees in community entrances/spaces; Board discussed that County is responsible for trees in right-of-way; Board asked Jason Rozman to remove a dead tree on Village Rd.
- CORE Electric will be coming to the community in November and assessing tree trimming and removal needs along power lines; residents should watch for letter from CORE
- Haley will distribute new e-newsletter via MailChimp on Oct. 1. Board has received a link to draft and approved content by email. Alex shared email directory.

### Fire Wise

- **Action Item:** Kristen will send Yash receipts for chipping events to recertify our community as FireWise; needs to research the benefits of being a FireWise community

### Adjournment

Kristen made a motion to adjourn; Haley seconded; motion passed 5-0

### Next Meeting

Thursday, Oct. 20.