

**Hidden Village Property Owners Association  
Board Meeting**

## Meeting Minutes

**November 1, 2022**

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

- Approval needed on September minutes; will be sent with these November minutes for review

### Events

- **Dumpster Day:** Haley coordinated event with Little Dumpsters on Oct. 13. Thanks to all board members who staffed the event for 2+ hours each. Rental cost was \$1500 for 3 dumpsters. We paid \$2000 in advance, and received a \$500 refund for a 4<sup>th</sup> unused dumpster. We charged \$30 per load and collected only \$510 in fees, representing a \$990 loss to the Association. This event also was a financial loss in 2021. Extra space in dumpsters was filled with mulch from June chipping event. Matt moved mulch and operated Rion's tractor for 3 hours, and Board will reimburse Rion for use of diesel. Board discussed future steps to improve participation: event was planned late in year and publicized late in Oct. 1 newsletter; goal to hold event in May or June; put out signage and email earlier; ask for people to "reserve" space in the dumpster.
- **Halloween Hay Ride:** Haley coordinated this event with Rion Buswell, including creating two sign-up genius forms and tracking sign-ups for the hay ride and the candy stops, creating a map for the route, and handling communication with candy donors. In total, 54 people signed up for 3:30 p.m. ride and 48 for 5 p.m. ride. There were 22 candy stops and 3 brought candy to the arena. Event was fun and successful. Kristen provided feedback to shorten ride to 1 hour.
- **Action Items:**
  - Haley will send thank-yous to Rion, Todd and Verne for use of tractors and trailers.
  - Alex will issue \$50 reimbursement checks to Rion and Todd for diesel use.

### Committee Reports

- **Signs:** Ulla received signs from Suzanne, who has resigned from board position.
- **Roads:** No report. Ulla will reach out to Douglas County to inquire timelines and procedures for grading; plowing and dust-suppression; wishes to be point-person for complaints or questions.
- **Website:** No report
- **Newsletter:** Haley created and sent out first quarterly e-newsletter using MailChimp; email was sent to 213 Recipient emails and saw 154 opens of e-newsletter; 0 bounces and 0 unsubscribes
- **Welcome:** No Report; Suzanne will pass off committee responsibilities to Stephanie Hahne

### New Business

- **Chipping Service:** Jason Rozman has retired from tree work; cost and labor may be prohibitive in the future through private tree companies; need to communicate that mulch is available for free; possibility to take trailer loads of wood to Douglas County slash site; Board discussed goal to obtain bids next spring

### Architectural Review

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- Matt reported on a submission for a barn by owners at 6509 S. Trailway; form is missing signatures from 2 neighbors within sight-line.
- Matt will also ask these owners to remove the commercial roofing sign in yard, which has been in place for several months and is the subject of complaint by one neighbor
- Matt discussed complexity of his Architectural Review chair position and lack of direction; some neighbors don't submit projects, others submit projects and omit details; others complain about structural changes when neighbors don't seek approvals. Covenants lack specificity and criteria for how to approve or deny projects. Covenants need to be modernized. Board would need to seek an attorney to assist with process. Board discussed this concept at length but did not decide on next steps or an approach to educate property owners about existing process and its constraints.
- **Action Items:**
  - Matt will contact owners at 6509 S. Trailway to request missing signatures and removal of commercial roofing sign in yard
  - Matt will reach out to an attorney contact regarding the process to revise covenants

### **Nov. 20 General Meeting**

- Haley reached out to the Pastor of the United Church of Christ Parker Hilltop to request a community room for General Meeting on Nov. 20. Pastor Olive Hinnant agreed.
- Haley met with a representative at the church on Nov. 1 to review rental agreement and discuss logistics for room. Callhan Fellowship Hall has been reserved for \$100 from 5:30-9:30 on Nov. 20. Board members should arrive early to set up the room. Fellow HV neighbor Gus Burkhardt will have a key to the building. WiFi is available if the Board had wished to make the meeting available via Zoom, but Kristen declined this offer and meeting will be in-person only. Refreshments may be brought in. A restroom and kitchen sink is available. Trash must be removed upon completion of the meeting. Electric heat and lights should be turned on upon arrival and turned off before we leave.
- Board discussed meeting length. Meeting will be publicized as 6:30 p.m.

### **Potential Agenda:**

- Greetings, Introduction of Board
- Treasurer's Report – Budget, cost and benefit of association, future electronic payment options
- Committee Reports
- County Road and Bridge – Condition of Roads; Resurfacing, Dust Suppression, Grading
- Traffic Studies: Status of Planning for Hilltop
- Covenants – nothing finalized about this agenda topic
- Questions

### **Action Items:**

- Kristen or Alex will send a check for \$100 to UCCPH for rental fee
- Alex will prepare a budget and Treasurer presentation
- Ulla will contact the County to request speakers from Road and Bridge and the Traffic Division.
- Kristen will prepare introductory remarks
- Kristen will ask committee chairs to present reports
- Kristen will send an email about the meeting to all property owners
- Ulla will post signage for the event at 3 entrances, at least 10 days in advance
- Haley will post about the meeting to HV website calendar

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<b>Adjournment</b>
Kristen adjourned the meeting

<b>Next Meeting</b>
Not announced