

Hidden Village Property Owners Association
Semi-Annual General Meeting

Meeting Minutes

November 20, 2022

Board Represented	<i>Board Members:</i> Kristen H. (President); Ulla B. (Vice President); Alex F. (Treasurer); Haley M. (Secretary) <i>Absent and Excused:</i> Matt F. (Architectural Review)
Minutes Taken By	Haley McKean

Call to Order

Kristen H. called to order at 6:43 p.m.

Elections

- Kristen H made a motion, and property owner attendees unanimously approved to elect Ulla B. to Vice President, Alex F. to Treasurer, and Haley M. to Secretary. These individuals have been filling officer roles on an interim basis and were elected to serve two-year terms.
- Kristen recognized Yash A. for 4 years of service on the Board; he is vacating this position.
- Kristen H. called for nominations to fill 2 at-large vacancies on the board. Ulla B. nominated Doug M. and Haley M. seconded; attendees unanimously approved his election.

Meet the Board

- Board representatives who were present introduced themselves:
 - Kristen H., President, corporate event planner, parent of 2
 - Ulla B., Vice President, retired pediatrician
 - Alex F., Treasurer, accountant for biotech
 - Haley M., Secretary, mom and former communications/marketing professional
 - Doug M., At-Large, close to retirement

Architectural Review

- Matt F. is absent due to sickness; Kristen shared his report. Architectural review form will be electronic format by the first of the year; electronic submissions will be encrypted.
- Permanent Dumpster Issue: Kristen reported on property owner who has located a red dumpster at end of driveway on Meadow Run. Discussion that her property has been used for short-term rentals, which is not permitted in unincorporated Douglas County. The owner has responded to Board that home will be used for long-term rentals. Property owners in attendance expressed concern for aesthetic impact of dumpster in environment (Covenant Article 4), potential threat to wildlife such as bears with access to open dumpster, parties during summer by short-term renters, and cleaning crews visiting incorrect residences. Property owner has indicated she is looking into moving dumpster further up the driveway and Board is awaiting her compliance.
- Discussion of creating an electronic survey to request what types of priorities should be focus of architectural review. Topics of discussion included secondary residences on a property, roof replacements, paint colors, construction of large structures or fences.
- Question of using a single trash service; Board will include a newsletter article in Q1 2023 to update the neighborhood on why this was not feasible for Hidden Village.

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Newsletter

- Haley M. is Secretary and has taken over the website and e-newsletter, which she converted it to an HTML format using MailChimp. Haley reported that the quarterly newsletter on Oct. 1 went to 213 emails and saw a very successful open rate with 156 opens and no unsubscribes or bounces.
- An attendee inquired about advertising local businesses of property owners in the e-newsletter or on website. Due to time constraints and liability concerns for the appearance of endorsing private businesses, this will not be undertaken by this board.

Neighborhood Directory

- Sylvie H. has inquired whether a directory of property owners will be made available to the entire neighborhood. The Board responded that owner contact forms have been received with dues payments over the years, but past boards did not track which owners approved to share their email and/or phone numbers. Without this record, we do not currently have consent to share directory.
- Board asked for a show of hands to determine if attendees are comfortable with sharing phone and email address in a directory to be sent electronically, with a disclaimer that it needs to be used for Hidden Village personal use only (no commercial use.) Majority of hands were raised, but attendance represented a minority of homeowners and a full survey would need to be undertaken to move forward with sharing contact information.
- Haley M. encouraged any private business owners in Hidden Village to undertake the effort and cost of researching and producing a printed directory. eg. A realtor in Surrey Ridge (similar equestrian community in unincorporated Douglas County) creates a printed directory as a marketing and community service.

Treasurer Report

- **2022 Income** of \$10,991 from chipping event, dues, donations, late fees, status letter fees; Dues collection at 69% of property owners for 2022, leaving \$2,940 in outstanding dues
- **2022 Expenses** of \$6,300 for insurance, meeting supplies, dumpster day and chipping day, signs; common area maintenance, PO Box rental. Remainder goes to Legal/Contingency Reserve Fund
- **Chipping Day:** \$20 per load; \$1,800 paid to Jason Rozman. Concern for wire, steel posts, stumps; railroad ties with metal stakes in loads that are extremely hazardous for chipping operators; need for reminder for safe slash and prohibited items; strong support among attendees for this event. Attendee suggested posting free mulch on NextDoor and FreeinParker, and board agreed.
- **Dumpster Day:** \$30 per 2 cubic yards; \$1,500 paid to Little Dumpsters; \$510 collected. Dumpsters were not full, but we were able to dump the mulch from the chipping event. Goal to continue this event but publicize earlier in the year for improved participation.
- **Bank Account Balance:** \$23,000 in Legal/Contingency Reserve Fund

2023 Budget and Goals:

- \$12,800 Budgeted Income; \$12,827 Budgeted Expenses with \$2,000 for legal reserve fund and \$2,300 for contingency fund. Budget represents target of 80% collection of 157 owners at \$60
- Treasurer intends to switch banks from BOK to Chase Bank in order to support electronic payments, improved online banking for Treasurer and a debit card for HOA to pay for services
- Treasurer will investigate opportunities to restore access to PayPal for electronic dues

Community Development

- Allie Y. owns property that backs to DCSD property in the Pinery, which was the subject of potential development this year. Allie and the Board worked with the Pinery HOA to fight the development.

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- The developer has backed out. The Pinery is working with Douglas County Board of County Commissioners to purchase the land from Douglas County School District as open space. Goal to get a letter from Hidden Village, Misty Pines and the Pinery to write letters to the County in support of this land purchase. Attendee suggested that due to financial struggles of School District, it may need to go to highest bidder.

Maintenance/Roads Report

- Ulla B. is VP and also now oversees Environmental Maintenance/Roads Committee.
- Ulla reported on Hilltop Road Improvement Project from Legend High School to Singing Hills Rd. She spoke with Douglas County Project Engineer Ben Pierce and learned that County is at 60% design-completion, and then can move on to utility movement and acquisitions. Construction timing is slated for 2024. Engineer plans for roundabouts at Crest View and Singing Hills. Last traffic study was done in 2019. Ulla communicated to Engineer our concerns about enormous development in the back of the Pinery on Betts Ranch Road and Elbert County and has requested a new traffic study and a temporary light. Attendees are also concerned for traffic from east of Singing Hills, including Independence Community. Attendee suggested that Douglas County may ask Elbert County to help pay for improvements to Hilltop.
- Ulla will request for Commissioner Laydon or a county traffic representative to speak at next General Meeting in May 2023.
- Ulla reported that we are not on a schedule for road grading, but we can submit requests on the website for requests.
- Ulla reported that Douglas County is using different dust suppressants with less mag chloride.
- Maribeth S., Riding Club Chair, suggested the need for signage to slow past horses and pedestrians. She will reach out to County with request on behalf of board.
- Attendees raised concerns and discussed signage needs, including flashing signs for speed limit and stop signs. Haley M. encouraged any interested individuals to form a Safety sub-committee to the Board in order to take over this issue and liaise with the Sheriff and Roads Dept.
- Attendee requested a newsletter article to remind owners to observe road safety laws.

Other Business

- Discussion of removal of dead tree on private property blocking horse trail. Owners are responsible for maintenance of trail on easement through their properties. Board is trying to coordinate its removal.
- Kristen H. requested that all property owners familiarize themselves with their Filing's covenants; the Board will review these and determine steps to possibly update them in 2023.
- Gourmet Club is recruiting new members. Contact Inga at inga.boeck@gmail.com if you are interested in participating.

Adjournment

Kristen adjourned the meeting at 8:25pm

Next General Meeting

May 2023