

**Hidden Village Property Owners Association
Board Meeting**

Meeting Minutes

January 25, 2023

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

- December minutes approved

Committee Reports

- **Roads:**
 - Ulla has been communicating with PM Ben Pearce at Douglas County regarding Hilltop Improvement Project. County will do another traffic count in Spring or Early Summer. The right-of-way acquisition is slated for 2023. County not likely to budge on roundabouts as intersection solution.
 - Ulla reported that Independence developer is requesting approval from Elbert County on an increase from 700 to 1,150 homes. Kristen reported that she communicated with HV property owners about this planning process, and the Board also sent a letter to the Commissioners. Ulla believes that Elbert County is pocketing the revenues and not contributing to roadway improvements to roadways leading out of the county. She would like to book a Douglas County Commissioner for our May General Meeting to discuss this growth/road issues.
 - Ulla spoke with the Roads Supervisor Brewer and the grader. She requested that the roads be crowned at 3% to improve drainage and County agreed to try to comply.
- **Welcome:**
 - Stephanie could not attend as she had a class tonight. She will need the Welcome Committee materials and email address from Suzanne. Ulla will speak to her this month. All Welcome Committee packet materials should be shared with the Board for our records.
- **Architectural Review:**
 - Matt and Haley will test and revisit draft of online Arch Review form.
 - Matt received architectural review form from Bates residence for 6' cedar fence to conceal small red dumpster. She offered two possible locations, one 100 feet up driveway on left and second option at top of driveway near. The form does not include neighbor signatures. Board requested that Matt follow up with Carla and request permission to send the form to her neighbors to receive their feedback. Board will wait to vote on architectural review submission until hearing preferred location from neighbors.
 - Board received a report that regarding Benson property on Alpine that is being rented and a property owner believes is being used as site for construction company. Matt reached out to County Zoning department and got no response back. Kristen will send owner an email to cease any possible commercial activities in accordance with covenants.
- **Newsletter:** Haley developed and circulated a draft of the 2023 e-newsletter. Board provided requested edits. Haley will make changes and distribute to community email list.
- **Riding Club:** No representative in attendance. No report.

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Treasurer's Report

- Alex, Kristen and Haley went to Chase to set up a bank account. We have online banking and can accept Zelle for dues.
- Updated dues form has been sent to community. To-date, 2023 Dues collected over \$2000 of \$9000 owed. Many people using Zelle.
- Alex requested input on charging late fees for past dues from 2021 and 2022. He will send a collection email for past dues and give a 30 or 45-day amnesty without owing late fees. Kristen noted that past dues can be collected upon the sale of the home.
- Riding club collects \$40 dues, which provides members access code to the locked arena. Board would like additional information on how this money is spent and tracked. Question was whether padlocking the arena and charging an additional club fee is "legal", given that all HV property owners should have access to the arena as part of ownership in this community amenity, which is covered by their standard annual dues payment. Question was raised as to whether riding club is a separate legal entity that should maintain its own insurance, file its own taxes, and rent/lease the arena from the community for special events. Board needs to evaluate and discuss next month.

Adjournment

Kristen adjourned the meeting at 8:36 p.m.

Next Meeting

February 23, 2023 at 7 p.m.