

**Hidden Village Property Owners Association
Board Meeting**

Meeting Minutes

April 4, 2023

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

Minutes

- January minutes approved
- No February board meeting
- No March minutes due to Secretary absence

Committee Reports

Riding Club (Maribeth)

- Board inquired how \$40 Riding Club fees have been spent. Maribeth reported that funds have been spent in the past for new sand for arena, rebuilding arena, guest speakers at meeting, parties, club meetings.
- Board inquired how Riding Club handles finances. Historically, Riding Club had its own bank account. However, for past 3 years, HOA has received Riding Club fees with Annual Dues and keeps separate accounting. This makes it easier for property owners to pay with one check.
- Riding Club does not carry its own insurance.
- Three residents reported witnessing youth on dirt bike and ATV on bridle trails, speeding and harassing horse riders. One resident called Sheriff's Office. Family claimed that they didn't know there were covenants or that motorized vehicles are prohibited on trails. Alex and Kristen reported providing status letter and notice of covenants to title company on that sale. Board agreed to issue letter to offenders addressing use of dirt bikes and ATVs on County public roads and private bridle trails. (Covenants Filing 1-4, Item 19) Maribeth will provide the name and address.
- Newsletter Article: Reiterate restrictions for dirt bikes. Include reminder that horses should be on shoulder or preferably on miles of trails, arena and greenbelts. ATVs (three or more wheels) are legal on streets for agricultural use only. Reminder on speed and safety.
- Welcome Packet: Add content regarding restrictions on bridle path, no bikes or dirt bikes, trail etiquette.

Welcome (Stephanie):

- Welcome to Stephanie as committee chair. Suzanne turned over the Welcome packet and spreadsheet. Stephanie will share these materials with the Board via their HV emails. Stephanie will provide an update for General Meeting on May 21.

Architectural Review (Matt):

- McKenna property on Village for outbuilding submitted. Owner confirmed in writing that outbuilding will not be used as a second dwelling. On this commitment, Board voted to approve.
- Brooks property on Village submitted Arc Review form but already installed 510 linear feet of split-rail fence to create interior yard.
- Flor property on Alpine submitted Arc Review form for hen house. Board voted to approve.
- Heckmaster property on Alpine submitted Arc Review form for 10x20 above-ground lap pool and 7x20 deck. Board voted to approve.

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- Bates property on Meadow Run – project was approved for cedar fence and cement slab around red dumpster. Contractor needs to finalize 4th wall with gate system.
- A resident inquired about the scale of an outbuilding installed at Runyon residence and inquiry whether it's being used for construction business. Board members who live nearby on Alpine have not seen any evidence of commercial use.
- Board believes Neukomm property on Alpine is being used by renter as site for construction company. Kristen will send a letter to cease any possible commercial activities in accordance with covenants.

Newsletter (Haley)

- Q2 Newsletter article topics to include May 21 General Meeting, Motorized Vehicles Prohibited on Bridle Trails, Road Safety and Trail Etiquette

Treasurer's Report - Alex

- Alex met with former treasurer Tammi Myers. HOA is delinquent in taxes and will owe for 2020, 2021, 2022. Former treasurer David Price gave a box with old documents but no record of PayPal login. Alex will attempt to recover through email accounts.
- To-date, 2023 Dues collected over \$6,200 of \$9,400 owed for 2023.
- 2022 Dues collected over \$7,000 out of \$9,400 and \$1,000 in donations.

Adjournment

Kristen adjourned the meeting at 8:45 p.m.

Next Meeting

May 2, 2023