

**Hidden Village Property Owners Association
Board Meeting**

Meeting Minutes

May 3, 2023

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

- April Meeting Minutes will be sent and approved via email

Committee Reports

Architectural Review (Matt):

- Bates property on Meadow Run: Architectural Review project was approved for cedar fence and cement slab constructed to enclose red dumpster. Enclosure was built with 3 sides, but has not been finished with 4th wall and result was too small to fit dumpster. Matt emailed property owner to request a final enclosure by today. Instead, dumpster has been removed and 3-sided enclosure is empty. Property owner may re-address issue in the future but will leave enclosure vacant for now.
- Fox property would like to paint house. Board reviewed Architectural Review project form and colors. Haley moved to approve and Ulla seconded. Project unanimously approved.
- Kristen sent email to property owner on Alpine being used by renter as site for construction company to cease any possible commercial activities in accordance with covenants.
- Bonners on Alpine receiving letters on water rights. Ulla believes it's related to water rights for Independence and Fox Hill developments in Elbert County, and property owners.

Riding Club (Maribeth):

- Riding Club raised issue of trees being planted north of the riding arena that are potentially going to block riding trails and infringing on easement. Property owner was contacted and asked to hold on planting. Kristen has asked him for a land survey showing his property lines, and Board will compare with easement plat drawing from 1966.

Newsletter (Haley)

- Per citizen request, Haley will include mention in future newsletter that dogs must be on-leash when off your property, and trash cans should be removed from street in a timely manner.

Roads (Ulla)

- Ulla spoke with the Project Engineer for Hilltop Road Improvement Project and got assurances that they will do another traffic study. She urged them to conduct study when school is in session.

Treasurer (Alex)

- Alex recovered access to PayPal, which was lost during transition between Treasurers. Account holds \$3500 and he will transfer it to POA Checking Account at Chase.
- Alex will issue a Dues reminder for 2023 Dues.

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- He also will file taxes for POA for 2020, 2021 and 2022, as these were not done during gap between Treasurers.

General Meeting Agenda (Kristen)

- General Meeting will be held May 21 at UCC Parker Hilltop, 6:30 p.m. Haley booked venue and requested speakers from Douglas County. County Commissioner Laydon committed to speak but has withdrawn his attendance. A project representative for the Hilltop Road Improvement Project will attend instead.
- Agenda will include Hilltop Road, Treasurer's Report, and high-level committee reports from Welcome Committee, Newsletter/Website, Architectural Review if time allows.

Adjournment

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

Next Meeting

General Meeting – 6:30 p.m., May 21 at United Church of Christ Parker Hilltop