

Hidden Village Property Owners Association
Semi-Annual General Meeting

Meeting Minutes

May 21, 2023

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

Call to Order

Kristen H. called to order at 6:42

President Updates

- Board Introductions
- General Updates: Chipping Events and Dumpster Day TBD; likely to be planned for late summer
- Slash Site still available

Hilltop Road Improvement Project

- Ben Pearce (Project Manager) and Greg Jameson (Right-of-Way Acquisition) attended the meeting and provided large design plans for road improvements. SEE ATTACHED HANDOUT
- Ben addressed logic of using roundabouts. Traffic analysis suggested a roundabout for intersections with expansion to 4 lanes, as traffic does not meet standardized warrants for a signal per Federal Manual on Uniform Traffic Devices. Roundabouts are safer than signaled intersections; reduce likelihood and severity of accidents in intersections. Benefit is there is no off-peak delay – always moving through the intersection at all times of day. Recommended speed is 15 MPH.
- **Ben addressed the following questions:**
 - Will Alpine Drive entrance be able to turn left onto Hilltop – Yes, there will be a driveable two-way left turn lane (acceleration or deceleration lane)
 - Would you create a burm on south side between HV Entrance 1 and 2 to reduce noise? – No, County would not acquire more right-of-way to create burms due to increased cost. Goal of the project is to increase safety for roadway. Residents may contact commissioners to request this addition. However, pavement surface will be stone matrix asphalt that is more porous and should significantly reduce road noise.
 - Did studies on traffic flow justify the roundabout and include the thousands of houses planned in Elbert County? – Yes, the contractor looked at different growth rates for traffic planning and found roundabouts were safer with less delay.
 - Are they going to do a roundabout at Village? – Yes. The intersection will be slightly northwest of its current location and will be on a large plot of land owned by Douglas County.
 - Are roundabouts going to accommodate a semitruck? – Yes, the intersection will be designed for semis in the center lane.
 - How close is the threshold in the traffic flow study to a signal? – Possibly by 2027, traffic flow is likely to meet federal warrants for a signal. Comparing signalized intersections to a roundabout performed better in off-peak and on-peak times. Also, the roundabout will provide a gap in traffic to allow time to enter onto Hilltop.
 - Is there any plan to expedite the 3rd phase of the project to accommodate the Fields, which is currently planning 2 temporary exits onto Hilltop within 2 years? – Yes, Douglas County agrees

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that having this constructed before or in combination with the development. However, funding does not allow us to move forward with Phase 2. The developer submitted a traffic study initially that did not adequately address the interim situation. The Developer may have to do interim improvements such as an acceleration lane and left-turn lane for safety.

- How much should we count on this timeframe? The road is dangerous, crumbling on the edges, runs from 4 a.m. and never stops, constant trucks. Do they ever have to take into consideration the construction traffic? Will they straighten out the bad curves and sharp hills? – Yes, Ben totally understands the frustrations of promises of improvements to this road over time. The project Phase 1 up to Village/Crestview has already been funded for 2024 and 2025. County is acquiring and relocating the utilities. However, Ben is less certain about the timing of Phases 2 and 3 as the Commissioners will change and funding must be approved in the County Capital Improvement Budget every year. The traffic analysis was done in 2019 and will be redone this summer. Yes, they will straighten and flatten the road, especially in first 2 phases.
- Are you thinking about bicycle lanes? – There will be 5-foot paved shoulders plus curb and gutter on both sides that will operate as a bike lane. In the future, there will be space to allow for a trail on either side. County is required to do water quality and water detention.
- During construction and afterwards, many of the neighbors are close to the road. What will be done to maintain quality of life that these roads will take away? – The proposed intersection for Hilltop and Singing Hills will be pushed north about 100 feet and existing road will be a cul-de-sac access road for those residents south of Singing Hills. Additional trees can help to reduce noise. It's the same number of cars.
- Can you ask the Commissioners for a noise wall? – This is not part of the project plan as the cost is very high (\$50/square foot) and funding has not even been allocated for the full road improvements. However, residents can reach out to Commissioners to request noise walls. The current phase is already underway. The Board of County Commissioners have to budget and make the financial decisions for Capital Improvement Projects.
- Can we get some signs for no jake-brakes? – Yes, Ben will talk to their Operations Manager to look at putting up signs. Noise Ordinance is enforced by Douglas County Sheriff's Office, not the County Public Works.
- How long will the acceleration lanes be? - Much longer and will meet criteria.
- We have an issue with the quality of the road right now? Will the County do anything to improve the shoulders now? – Ben's understanding was that the Operations Group did some shoulder maintenance last year. He can reach out and see what they are planning now.
- Why will the next traffic study be done in the summer when school is not in session? – Previous study was done in October 2019. Study will do summer counts this year just to see our increase of traffic. It's not necessarily going to do anything to affect our design because County took growth into account with design.
- Would traffic lights be available sooner as a temporary solution? - Fields project may warrant a traffic signal and would be required as part of their development to construct lights on Hilltop.
- Construction closures? - Proposed road sits away from where existing road is, so we should be able to keep the road open both ways. Night closures may be possible. Detours may come through HV.
- Will you tear down the house behind the stone wall? – Undecided.
- Does the County offer any type of rebate/stipend for planting trees for noise mitigation? – Ben was not aware of this program, but residents could reach out to Commissioner and ask. Doug M. believes the County offers a sapling program with small trees.
- What kind of median is planned? – Generally, a 16-foot median. Some places it will be curb and gutter, and in others it will be flush pavement with 2-way left turn acceleration lane.
- Are traffic studies available for inspection? – Yes, residents can email Ben to request them.

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- Could a stop sign replace the Yield Sign at Singing Hills? – Ben will ask Operations Manager.
- Should we expect traffic detours through HV? – When there will be closures or detours, the County may do that on nights and weekends. Contractor will be required to provide 2-week notification. Contractor cannot enforce speed limits in HV, but radar signs might be possible.
- We have a lot of wildlife in this area. Will there be any safe wildlife crossings? – Nothing in the plan. County can look into a small mammal crossing (basically a culvert).
- What's the possibility of a tunnel from Filing 6 near Singing Hills across Hilltop over to HV? – No plan to put pedestrian crossing or underpass. The project does not extend this far.
- Will prairie dogs be poisoned? – Generally, the County plans passive relocation, basically to push prairie dogs further out from road, but will not poison them.
- Water collection? – The County has planned retention ponds that should flow to Tallman Gulch. Mag Chloride on roads should be collected by gutters and filtered by retention ponds.

Treasurer's Report – Alex Flor

- Board switched banks from BOK to Chase Bank in order to support electronic payments, improved online banking, debit card for HOA to pay for services, check images and Zelle payments for dues.
- PayPal account has been recovered after transition between Treasurers. It had \$3300 in funds from owner dues and has been transferred to Chase account.
- **2022:** \$8500 revenues from dues and donations and \$1600 from status letter fees. \$6300 Expenses
- **2023:** \$6600 revenues in dues and donations. \$250 status letter fees. \$2100 Expenses for insurance and meeting room fees.
- **Bank Account Balance:** \$20,000 in Bok, \$13,000 in Chase

Internet Committee Report – Jim Trevino

- Jim recognized members of Internet committee: Carla Bates, Robin Buchard, Andrew Copland, Scott Dorch, Will Duffey, Anita Fortner, Doug Hesbol, Mike Marsden, George Stoll
- Fiber to the Home Grant was approved December 2019 after appeal and removing 26 lots that were too close to CenturyLink for the grant. County Commissioners and 41 residents wrote letters of support. 25 attended meeting. Won the appeal and received \$345,000 from the State.
- Force Broadband received its grant money before the project was completed. Filing 6 was awaiting internet service, and some right-of-way permits and parts of master plan are still pending to be compliant with Douglas County. Filing 6 now has internet as of fall.
- If you see any erosion due to rains over the trails over the Fiber cable lines, please notify Jim T.
- If you see any digging by Force Broadband, please notify Jacob Gable at the County and they will declare a stop-work order because they are not compliant with permits and right-of-way.

Fields Development – Marilyn Crouse

- Development planned north of Hilltop at Singing Hills that extend north to Windy Hills, and 70 acres that abuts North Trailway properties. Plan calls for large acreage properties on the outside of development and higher density in the middle. This violates Estate Residential Zoning Resolution and the developer is trying to manipulate home density.
- Tallman did the same and was permitted 1.5 acre lots, so this may now be a precedent.
- Windy Hills Development and Tallman Development holding meetings. Discussion to hire a real estate attorney with contributions in order to look after the interests of surrounding developments.
- Board of County Commissioners Meeting planned May 23. Residents can submit letters, emails and phone calls to protest high density development.

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Litter Cleanups

- Angela Buswell has offered to spearhead a litter cleanup event with County.

Newsletter – Haley McKean

- Quarterly newsletters were sent out to owners for the last three quarters. Readership and open rates are very strong. Past issues are on the website at hiddenvillageco.org. Please contact the Board at hiddenvillage.webmaster@gmail.com if you are not receiving the newsletter.

Riding Club – Maribeth Scaggs

- Equestrian users ask that vehicles please slow down when passing horses. When encountering horses on a trail, please remain visible, speak up and ask the rider how to proceed.
- Owners are responsible for maintaining trails along their property easement. Riders would very much appreciate maintenance and trimming trees up 8-10 feet on the trails. Please fill trenches and gullies that are washed out, but do not fill with tree branches. If you need help, please contact the Riding Club.

Adjournment

Kristen adjourned the meeting at 8:21 p.m.

Next General Meeting

November 2023