

August 6, 2024

Hidden Village HOA Board Meeting

In attendance:

Maraia Tanner
Michelle Kennett
Andrew Kennett - VP
Ryan - Prez
Angela
Alex Flor - Treasurer
Scott Dorsch
Doug Miner
Kathy Willis
Stephanie Hahne - Welcome Committee
Jenny Hepworth
Sylvia

Called to order 6:36pm

Board Updates:

1. Community Board - Kathy
 - a. Found a couple custom options (\$800-2000)
 - b. Need dimensions (~4'widex6'tallx6")
 - c. Doug Hezbolt could build?
 - i. Kathy will call Doug
 - d. Want glass/lock for weather/theft
 - e. Do we want more than 1?
 - i. No community property to post additional signage on

Motion by Doug to build by Doug for upto \$900 - second by Maraia - Ayes (unanimous)

2. Firewize - Kathy
 - a. Kathy to call Yash
 - b. Kathy called a couple homeowners insurance companies
 - i. Don't offer discount for Firewize
 - ii. Do take certification into consideration when offering policies
 - iii. No direct answers to "is there a benefit?"
 - iv. Kathy willing to update the "book" - Colleen w/south metro fire
 - v. Einer Jenson is Firewize rep
 - vi. Will be listed on their website as certified
 - vii. "Extension service" can do a walkthrough of property to identify troubled trees (bark beetles)
3. Andrew - Needs passwords for email addresses, etc
 - a. Will call Ula (has current info)
 - b. Do we want an email administrator?
4. Maraia to contact Haley re: email addresses, etc
5. Michelle to call Matt (architectural committee) - to transfer knowledge, documentation, etc

6. Doug - Called Bill Brewer? to resurface roads
 - a. Bill wants one point of contact (Doug)
 - b. Need to set up an email for road requests
 - c. No charge for paving (asphalt)
 - i. Need 51% of the residents to request paving
 - ii. County would prefer to pave as it cuts down on road maintenance costs
 - iii. Need to collect more info on execution of paving
 1. How wide will the roads be? People will want to know how much shoulder will remain
 2. Choices of dust suppressant from county - supposedly using eco-friendly in a portion of Hidden Village
 3. No bridle paths in filing 5
 4. Would we need to put in a retention pond to manage runoff?
 5. Traffic going to be routed through Alpine when Hilltop is getting resurfaced
 6. Recall: Vote ~15 years ago. Was going to cost \$15K/lot - was not approved
 7. Doug to find out if Roads will provide orange trashbags for Earth day event?
 - a. County will pickup
7. Scott - Dumpster Day
 - a. Paid \$1000 in 2023
 - i. Will call Mark Coleman at Ponderosa ponderosapropertymaintenance@gmail.com
 - b. \$350/hr for 2-man crew
 - c. \$500/hr for 4-person crew (2hr min)
 - d. Sept 14th
 - e. Willing to post chips on nextdoor
 - f. Ryan willing to deliver chips to neighbors
 - g. Need Board member volunteers - 2 hrs grants 1 free load
 - h. \$30 fee
 - i. Maraia/Alex will create a Signup Genius

Motion by Scott to book Dumpster upto \$1200, Second Ryan - Ayes (unanimous)

8. Potential events:
 - a. Gymkhana?
 - b. Halloween (Oct 26th)?
 - c. Earth Day Neighborhood clean-up/Pancake Breakfast
9. Scanning docs
 - a. Ula has docs that need to be scanned - 1 binder
 - b. Alex will bring binder to next board meeting
 - c. Ryan will investigate cost to scan docs
10. Alex - contacted previous CPA
 - a. \$2200 for just tax returns (3 years)
 - b. \$4200 if include accounting/books
 - c. Will need bank account statements, statement of income/expenses

Motion by Scott to spend \$2200 on getting taxes handled, Doug Second - Ayes (unanimous)

11. Riding Club
 - a. Dues need to be forwarded to Jenny - Alex to write check

12. Treasury

- a. Need Bank Access
- b. Secretary, President, Treasurer to have bank access
- c. Alex to send out email
 - i. Reminder of upcoming events
 - ii. Request to pay late dues
 - iii. Gather contact info
 - 1. Missing about a dozen residents
 - 2. Stephanie may have most of the missing info
 - 3. Alex gets new homeowners info from Title Company
 - a. Alex will copy Stephanie status email at time of sale
 - b. Notification from Zillow when a home sells
 - c. If notice al listing with no HOA, will reach out to notify realtor
 - 4. Stephanie has given welcome cards to new neighbors
- d. Alex has an HOA debit card now
 - i. Alex has Haley's card, not Kristen's

13. Welcome - Stepanie

- a. Plan to update docs & Info on website:
 - i. Proper use and etiquette of bridle trails to be sent out (went through riding club)
 - ii. Hidden Village Brochure to be updated
 - 1. Include utilities info?
 - a. Trash - Days of the week
 - b. Energy
 - c. Gas
 - d. Force Broadband
 - e. CenturyLink
 - f. Snowplow Resources
 - g. Mowing Resources
 - iii. CodeRed Doc
 - iv. Map/Directory
 - v. Gourmet Club - Anita Fortner Riding Club?

14. Website

- a. Haley has login info - Alex will get to Andrew

15. Misc

- a. Hidden Village sign at Hidden Village Rd knocked down
 - i. Do we want to fix? Remove?
 - ii. Have Doug make a new one?
 - iii. Add "HOA Neighborhood" to signs?
 - 1. Michelle will investigate cost to add hanging text below signs
 - iv. Scott will pickup sign
 - v. Dept of Wildlife - will not relocate bear as going after livestock is normal bear behavior
 - 1. Ammonia/Pinesol in garbage will keep bears out of trash

Motion by Scott to spend upto \$100 to fix sign, Alex second - Ayes (unanimous)

Next meeting to be Sept 10th, 2024

Motion to adjourn at 8:14pm