

Sept 10, 2024

## Hidden Village HOA Board Meeting

In attendance:

Rion Buswella - Prez  
Andrew Kennett - VP  
Maraia Tanner - Sec  
Alex Flor - Treasurer  
Michelle Kennett  
Stephanie Hahne - Welcome Committee  
Erick Hahne  
Scott Dorsch  
Kathy Willis

Called to order 6:49pm

Old Business:

1. Chipping Event
  - a. Previous guy does not want to provide quote until he sees what's on site.
  - b. Fully Staffed - SignUp Genius worked!
  - c. Will have updated dues list to collect dues from those that haven't paid yet
  - d. Rion's daughter will try to mow the area prior to Sat
  - e. Need to mark off the area - will put out cones and signs (Alex)
  - f. Alex to send chipping event reminder - and notice to not dump prior to the event
2. Email Transitions
  - a. Rion got in to Prez
  - b. Maraia to connect with Haley for Sec
3. Dumpster Day - Doug absent, tabled until next meeting
4. Minutes
  - a. Maraia to email Andrew previous minutes
  - b. August minutes approved - unanimous
5. Community Info Boards
  - a. Kathy - Doug is going to build the board
  - b. Would like to provide a thank you - TBD
  - c. "Covenant Community" signs - Michelle

Motion by Scott to purchase 4 "Covenant Community" signs with \$250 budget - Michelle to order, Second by Scott - Ayes unanimous

6. FireWize
  - a. Previous gentleman was fired
  - b. Kathy trying to track down previous docs
7. Roads Committee - Rion (Doug absent)
  - a. Complaint about dust suppressant, Rion to respond
8. Architectural Committee - Michelle
  - a. 10264 E Meadow Run - would like to put up solar panels, tear down side fence and build a swim spa
  - b. 6744 Alpine Dr - Notice from county to build deck
  - c. Complaints:
    - i. Airbnb - not permitted
    - ii. Long-term renters - nothing in covenants to restrict long-term rentals

- iii. RV living - not permitted

New Business:

1. General HOA meeting date set - Nov 10th 6pm
2. Welcome Committee - Stephanie
  - a. New listing says no HOA - Kathy to call agent to correct
3. Halloween - who's organizing? (Not the riding club)
  - a. Saturday, October 26th
  - b. Gymkhana
  - c. Food Truck?
  - d. Hay Ride - create parade route?
4. Riding Club insurance? Do we need it?
  - a. Homeowners are indemnified from liability unless something was "added" to the trail which was at cause for injury
  - b. Notice needs to be sent out to homeowners regarding responsibilities to maintain bridle trails, etc.
5. For next meeting:
  - a. Possible updates to covenants
    - i. ADUs, short-term rentals
    - ii. Allowing goats
    - iii. Home-based business
6. Treasurer - Alex
  - a. Completed bank reconciliations for last several years
  - b. Ready to file taxes
  - c. Need to scan previous statements - Scott will scan and email Alex
  - d. Prepared budget for 2025 - will review and approve at next meeting

Next Board meeting to be Oct 17, 2024

Motion to adjourn at 8:03 pm