

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