

## **11/10/24 HVPOA General meeting minutes**

Called to order 6:02PM

-Board roll call (Rion, Andrew, Alex, Michelle, Sylvia, Cathy, Stephanie, Doug in attendance)

Old business:

-Community board to post neighborhood information on is under construction, board has to be on HOA owned property, neighbor Doug is building sign to put by arena as a public info board

-Paving roads update - county sent a notice from arena North to Betts Ranch Rd about paving, process is: county will take nomination requests for paving from a neighbor, county then sends a voting survey to neighbors living on that portion of road, 51% vote yes approval needed from homes on road segment to be approved for paving, free paving paid by county on their schedule, road will be 22' wide, next portion for consideration needs to be connected to other previously paved roads and nominated again

Concerns and questions include: bridal path crossing - no consideration yet but will obtain more information, 15 of 17 houses said yes from arena to Betts Ranch Rd, need to confirm true asphalt or chip seal road, speed is concern-potential solutions include speedbumps, Sheriff, signs, etc,

-Other road updates - can the county put up a sign prior to placing mag chloride, if/when covenants rewritten they should cover mag chloride process/voting/decisions in bylaws

-Doug turned in resignation notice, need new roads committee lead and member at large volunteers when term is up

-Treasurer updates - Bank balance: \$41,729.14, 2024 dues collection sitting at 77% YTD which is over budgeted amount of 75%, will send another reminder to homeowners for past due 2024 and 2023 dues, 2024 budget created can be updated for 2025 as well, operating income vs expenses healthy and in the black YTD, the switch to Chase bank has been beneficial having electronic statements and banking, debit card, Zelle payments, etc, goal to digitize all old documents and shred unnecessary boxes of paperwork is in process, chipping event question - collected \$870 costs \$2,250, HOA reserves subsidized event, chipping costs are rising may need to get creative on solution for next years event and explore options

-VP update - meeting minutes and website updated and maintained now, website is in good standing and will continue to update

-Firewise and department of wildlife speakers unable to attend meeting, will make next meeting, South Metro will do free walkthroughs on property for personal fire mitigation advice

New business:

-Bear updates - department of wildlife will update next time, bear still active in neighborhood take precautions, neighbors have said they have seen 2 bears of different sizes

-Ramblewood development updates - best information is on Ramblewoods website (<https://www.liveramblewood.com/>), worry about water rights, any hearings/meetings the county puts on we can represent neighborhood at to express our concerns

-Waldeen property not much information besides a sign on Hilltop Rd showing lots for sale

-Reminder that ATV's/bikes not allowed on bridle paths or in HOA common areas, respect trails & neighbors, Rion to send a community reminder email about this issue

-Covenant controlled signs have been received and need to be hung on entrance signs to remind we have an active HOA and to remind realtors Hidden Village has an HOA

-Covenant update continuing conversation: recommended updates include home based businesses, restricted animals, ADU's, to bring up to date and modern, unify all filings covenants, need a committee to head this project and obtain votes, need 51% per filing to update covenants

-Riding club updates: bikes/motorized vehicles seen on bridle paths, paved roads concerns (i.e. shoulder or bridle path crossing be horse friendly, courtesy email to neighborhood with reminders would be helpful

-Events for 2025: Late June for chipping & late July for dumpster, hayride around Halloween, Earth day with pancake breakfast in April, potluck/community picnic in early June, 4th of July parade

-3rd Wednesday of the month at 6pm for normal board meetings - open to any neighbor if concern needs to be brought up (Please email ahead of time) and May and November for general meeting, will post to schedule to website

Meeting adjourned: 7:16pm