

11/9/2025

Agenda - Hidden Village HOA Board Meeting - General

In attendance:

Rion Buswella - Prez
Andrew Kennett - VP
Maraia Tanner - Sec
Alex Flor - Treasurer
Michelle Kennett
Scott Dorsch
Jane - Riding Club

Katie Doyle from Colorado Parks & Wildlife Speaking

Bear wise - new website for bear awareness

- Limit attractants: trash, fertilizer, bird feeders, oak brush (acorns), food in car,
- Soaked ammonia rags on corners as deterrent
- Bears have learned to open vertically raised windows
- Only relocate bars that have become a danger to people
- Local bears don't "fully" hibernate - will wake up periodically. Hibernation time frames are getting shorter
- If you see a bear, "haze" them with noise, sprinklers, paint balls, rubber buckshot (CPW will supply if requested), radio/ lights must be non-repetitive - make a loud noise, let them know it's not ok to be in that area. No bb or pellet guns.
- Report if a bear has been in your trash, bird feeders, etc
- Electric fences are recommended - how-tos are on the website
- This time of year, bears are active 20hrs/day

Turkeys

- Population is healthy currently
- Avian flu possible from turkeys to pets/humans - Obvious if they have it (get very sick, quickly)
- Do not handle a sick bird
- Notify if you see a sick bird

Deer

- Call if you see a sick animal, they will come out and assess. If they euthanize, they will remove. If they naturally die on your land, it is your responsibility to remove
- Not transmissible to pets (only deer, elk, moose)

Coyotes/Bobcats/Mountain Lions

- CPW doesn't manage, other than if they become a danger to people
- If a cat catches a kill on your property, call for help to remove

Rabbits

- If you see a bunch of dead rabbits, report. Have had a history of hemorrhagic- is very contagious to other rabbits.

Injured wildlife

- Call the sheriff or CPW, they may come out or give permission to dispatch

Concerns with new construction

- Request to county for road underpass on hilltop

CPW - 303-291-7227
State Patrol - 303-239-4501 (non-emergency)

Old Business:

- Passed meeting minutes

New Business:

- Issue reported with strobe lights on the fields
- Welcome committee- new docs created, have been edited. Please add "pickup after your dog on trails/roads". Will be approved before the next Board meeting.
- It's been stated that there is no intention to divert traffic through Hidden Village due to new construction.
- Every road in HV has been nominated for paving. They do not know if any more roads will be paved (budget constraints in 2026). They will not notify the board if/when a road will be paved (please notify Board if you receive a letter).
- Gus: project manager suggested the HOA requests a continuation of phase 2, directly after phase 1 so there is no delay.
- People speeding on newly paved roads - Can ask for speed monitoring signs

Riding Club

- Horse boarder selling horse rides? Horse club to have a meeting to discuss.
- Only recourse may be to fine home owners for running a business.
- Renters may not use the community resources - bridle trails/ arena.
- Homeowners concerned about liability, additional damage to brushless trails, not cleaning up arena, not locking up, etc
- Need to update Covenants to address concerns
- Will change lock, QR code for waiver, post new signs

7814 Village Rd (flippers)

- Did not go to Architectural review for exterior changes
- Will send a letter - can fine and have assessed at sale
- Board needs to stop a fine structure

Ramblewood

- Has passed first hurdle (A1 to RR).
- Suggested plat won't be passed until Nov 2026

Hilltop construction

- Will be a roundabout at Village

2026 Events

- Trash pickup? Later in the year (May?)
- Combine pancake breakfast with 4th of July?

2025 Event Feedback

- Did not cleanup well after the chipping event (left boards with nails, etc)

Notice Board

- Will begin to post notices
- Looking at adding cameras to back of sign to monitor dumping in the open space
- Motion approved to pay Doug \$850

Next Board meeting to be Jan 20, 2026

Meeting adjourned 802pm