

**Hidden Ranch Homeowner's Association**  
**Annual Meeting – Virginian Lodge Convention Center**  
**Tuesday, November 19, 2013, 5:30 pm**  
**MINUTES**

**Attendance:**

<u>Present</u>	<u>Lot #</u>	<u>Present by Proxy</u>	<u>Lot#</u>
Dan & Joyce Butcher	52	Christopher & Carmel Tice	1
Martha Birkett	40	Ari Goldstein & Jen Sparks	5
Curt & Tamara Clauson	42	Robert & Jaquelin Coston	7
Lou & Margaret Hochheiser	33	Ed & Shirley Cheramy	17 & 47
Shad & Allison Free	37	Robert Simon	18
Ryan & Carey Stanley	13A	Corky Walker	24
Tina Buhler	46	Fred & Linda Walker	30 & 31
Anne Schuler	20	Wayne & Cindy Williams	41
Rick Meier	44	Marjorie Connors	54
Bret Bommer	23	Herb & Amy Brooks	55
Amy Rojo	38	Richard Pampe	35
Heather Carleton	51		
Bill Wotkyns	19		

Tina Korpi, GTPM

Demerie Northrop, GTPM

1. Welcome and Introductions – Anne Schuler, President
2. Determination of Quorum & Call to Order  
 Anne Schuler called the meeting to order. With 26 out of 56 homeowners represented either in person or by proxy, it was determined that there was more than the required 1/3 quorum
3. Adoption of Agenda  
 The year was incorrect on the agenda – with that change; Joyce Butcher moved to adopt the agenda. Lou Hochheiser seconded the motion. All voted in favor.
4. Review of 2012 Minutes  
 Lou Hochheiser moved to approve the minutes from last year's minutes. Amy Rojo seconded the motion. All voted in favor
5. Presentation of Financial Reports and 2014 Budget  
 Tina Korpi from Grand Teton Property Management gave an overview of the financial report from 2013. The operating account has a current balance of \$3,973. The maintenance

reserve account has a balance of \$25,702. The HOA dues will remain at \$125 per year for each lot.

Dan Butcher moved to approve the budget. Bret Bommer seconded the motion. All voted in favor.

## 6. Old Business

### a) Bike Path Access

When the subdivision was set up, the only access to the bike path was on Hidden Spur. It was not set up with access on the south side of the subdivision. There was a temporary easement when the tunnel was under construction via Talitha Horn's lot. After construction was over, people were continuing to use the driveway to access the bike path. There is a safety and a privacy issue at hand when people use this driveway. A fence was built to try and prevent people from doing this. People are still walking through her other lots to gain access. This is ok with the owner provided people do not damage the landscaping and are respectful. The gate/fence has recently been vandalized and people are again using the driveway to get to the bike path. Please do not walk across the driveway.

### b) Speeding in the Neighborhood

Reminder to everyone to please slow down and do not roll through the stop signs. There are a lot of people walking on the street and it can create a dangerous situation. Please be considerate and obey the speed limit and traffic signs.

### c) Flat Creek Improvement District

There was a lot of flooding two winters ago and the town had to access the creek through people's yards. There was damage that had to be repaired by the town. Last year, a letter was sent to homeowners requesting permission – the town did not get a positive response from this letter to have access to the creek and be held harmless for any resulting damages. An improvement district is in the process of being formed. It is moving slowly as the people involved are all volunteers who are busy and have not had time to file the appropriate paperwork. They need a few more signatures to formally make the application to the conservation district. This should be ready within the next month. The hope is that they will get enough money from the town and the conservation district (\$30,000) to form the improvement district. An improvement district will allow people to apply for federal grant money as well as environmental and flood mitigation. The Bommer's are opposed to this movement as they believe the proposed tax (of about \$50/homeowner/year) should be levied against everyone as it is a community resource, not just the few homeowners that live on the creek. The other issue the Bommer's have with this is that the original project to improve the creek and prevent flooding has not been completed. The Bommer's also have a complaint with the construction of this building, as there was a promise to restore the creek bank to its original condition. The creek bank was not restored – there is still concrete and a mess there. Mature landscaping was promised but is not done.

### d) Roofing Material

Last year a ballot was sent to the homeowners to amend the CC&R's to allow a specific roofing material. 80% of homeowners must approve a proposed amendment to change the covenants. The final vote was 25 in favor, 31 opposed and 16 did not vote.

The board asked for a legal opinion to interpret the CC&R's. This review shows that the Architectural Review Committee would be able to review a different roofing material on a case-by-case basis provided the proposed material is in keeping with the integrity of the current design and character of the neighborhood. A copy of the opinion will be sent with the minutes to all of the homeowners. The ARC is the board. The board would like to send a survey to the homeowners to get an idea of what materials they would like to (or not to) see. The three main concerns regarding the roof materials are fire/combustible danger, cost and aesthetics. The insight garnered from a survey will help the ARC and the board determine how to move forward.

#### 7. New Business

~ There were some concerns voiced regarding Jackson Whole Grocer coming in across the highway. It is a state highway and there is no plan to have a stop light installed at that intersection. There is concern that it will take some bad accidents to happen before they get any attention to this issue. Hoping the state will put a traffic light in at that location before anyone is hurt.

#### 8. Election of Officers

~ There is currently a board of six people. Are there any homeowners interested in joining? Margaret Hochheiser is stepping down. Bret Bommer was nominated. Carey Stanley is also interested in serving on the board. With Margaret stepping down from the board and Carey and Bret stepping up to join the remaining five directors (Anne Schuler, Fred Walker, Dan Butcher, Rick Meier, and Bruce Morley), that gives Hidden Ranch a board of 7 people. Joyce Butcher moved to approve this slate of directors. The motion was seconded by a woman in the room. All voted in favor. Officers will be elected at the next board meeting.

#### 9. Adjournment