

Hidden Ranch Homeowner's Association
Annual Meeting
ZOOM
Thursday, November 3, 2022, 5:15 pm
MINUTES

<u>Present</u>	<u>Lot #</u>	<u>Present by Proxy</u>	<u>Lot#</u>
Dave Banack	10	John & Tina Butler	46
Jeff & Melanie Cohodes	53	Heather Carleton	51
Curtis & Tamara Clauson	42	Robert & Jacquelin Coston	7
William & Alisa Egan	1	Adam & Erin Fletcher	47
Louis & Rose Hochheiser	33	Ari Goldstein	5
Anne Jackson	17	William & Robin Macleod	16
Pflugerville Loop, LTD	28	Gregory O'Gwin	2
Richard & Jill Pampe	35	John & Holly Payne	9
Anne Schuler	18	Ryan & Linda Rumsey	31
Ian Tyree	54	Glenn Simon	18
Ben Ray	40		
Corky Walker & Barbara Griffith	24		
William & Jean Weiss	6		
Amy Wheeler	38		

Charley Boyton, GTPM

Tina Korpi, GTPM

1. Welcome and Introductions – David Banack
2. Determination of Quorum & Call to Order
David Banack called the meeting to order. With 24 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
Anne Schuler made a motion to adopt the agenda, Lou Hochheiser seconded the motion, all voted in favor.
4. Review and Approval of 2021 Minutes

Louis Hochheiser made a motion to approve the 2021 meeting minutes. Anne Schuler seconded the motion, all voted in favor.

5. Presentation of Financial Reports and 2023 Budget

Charley Boyton from GTPM reviewed the HOA financial statement. She indicated that the HOA collected \$11,213 in income over the past year and had \$8,453.42 in expenses as of September 30, 2022. The operating account holds \$3,040 and the maintenance reserves hold \$4,159. The HOA spent \$7,685 on the new access gate to the bike path out of the maintenance reserves. One item pointed out was snow removal to the south. The HOA had budgeted \$500 and so far \$720 has been spent. If it is a snowy December, this could go further over budget.

The 2023 proposed budget has an increase in dues to help build up the reserves account. The increase would raise homeowner dues to \$300 per year, allowing 5,000 to be put into the maintenance reserves account. This increase would also help provide a cushion for the association as well as cover inflation costs. There will be an increase in management fees and increase in snow removal in the budget. Anne Schuler made a motion to adopt the 2023 budget as written. Amy Wheeler seconded the motion. The vote was all in favor.

6. Old Business

a) Pathway Access

David Banack explained that the new gate was installed this spring and it has been operating well. He thanks everyone for following the new rule about walking dogs on leash while accessing the gate and by keeping it locked at all time.

b) Discussion of Rules and Regulation

As explained above, the use of the gate requires members to make sure it stays locked at all times and dog must be kept on leash while walking on the Spur. David also explained the Rules and Regulations can be found online and are a summary of rules in the CC&R's.

8. New Business

a) Landscaping Entry Sign – It was difficult to find someone to work on the landscaping around the entry sign this summer.

b) Plowing – Lawngevity has been plowing the southern emergency exit and will continue to do so this coming winter.

c) Recreational Vehicles – David explained that in the upcoming year the board would like to review the language in the CC&R's in regards to recreational vehicles. There are also town ordinances which do not allow parking on recreational vehicles for more than 72 hours on any city street.

d) Roof Replacements – There have been several roof replacements this last summer. If you would like to replace your roof, please reach out to Charley at GTPM and she will let you know how to submit your materials for review. All roof changes must be approved by the board before any work can be done.

9. Other – Jill Pampe spoke to the entry sign and would like to head a committee to work on landscaping the entry sign. If anyone would be interested in joining her on taking care of this versus hiring a landscaper, please contact Charley at GTPM. Melanie Cohodes, Amy Wheeler

10. Election of Directors

Katy Franklin and Martha Birkett have decided to step down as board members. The terms are one year. Will Eagan volunteered to fill one of the positions. Melanie Cohodes volunteered for the second open position. Lou Hochheiser made a motion to elect Dave Banack, Anne Schuler, Ian Tyree, Will Eagan and Melanie Cohodes to the board. Jill Pampe seconded the motion. The vote was all in favor.

11. Adjournment 6:12 – With no other discussion, Anne Schuler made a motion to adjourn. Jill Pampe seconded the motion. All voted in favor.

Respectfully submitted by Charley Boyton

*After the meeting Dave Banack was elected at president. Ian Tyree was elected as Vice president. Anne Schuler elected as treasure. Dave made a motion to approve the slate. Melanie seconded the motion. The vote was all in favor.