

Hidden Ranch Homeowner's Association
 Annual Meeting – Virginian Lodge Convention Center
 Tuesday, December 6th, 2011, 7:00 pm
Meeting Minutes

1. Attendance

<u>Present</u>	<u>Lot #</u>	<u>Present by Proxy</u>	<u>Lot #</u>
Keeley & Bret Bommer	23	Anne Schuler	20
Fred & Linda Walker	30, 31	Hidden Ranch Lodge LLC -Andy Burns	6
Robert Simon	18	Ari Goldstein & Jennifer Sparks	5
Margaret Hochheiser	33	Richard & Jill Pampe	35
Curt Clauson	42	Robert & Jackie Coston	7
Rick Meier	44	Dan Butcher	52
Tina Buhler	46	Gregory O'Gwin	2
Herb & Amy Brooks	55	HR Lot 26 LLC	26
		Leslie Collins & Judith Brown	32
		Shirley Cheramy	17, 47
		Cyndi Williams	41
		Corky Walker	24
		Steven Dryer	36
		Eric & Anne Delahaye	48
		Connie Huspek – Arlo Trust	37
		Marjorie Connors	54
		Donald & Mary Evenson	34
		Todd & Noel Rankin	45

2. Determination of Quorum & Call to Order

With 28 out of 56 represented either in person or by proxy it was determined there was a quorum. The meeting was called to order by Fred Walker at 7:13.

3. Adoption of Agenda

A motion was made and seconded to adopt the agenda as presented. Motion carried.

4. Review of 2010 Minutes

The minutes from the 2010 annual HOA meeting were reviewed. Fred Walker asked for any questions regarding the minutes, there were no questions. A motion was made and seconded to approve the minutes as presented. All in Favor.

5. Presentation of Financial Reports and 2012 Budget

Tina Korpi with Grand Teton Property Management gave an overview of the 2011 financials along with the 2012 proposed budget. There will be a charge for insurance in 2012 since the premium is billed every other year. The operating account has a balance of \$3,267 and the maintenance account has a balance of \$25,658. The HOA dues will remain at \$125 a year per lot.

Margaret Hochheiser moved to adopt the 2012 Budget. Herb Brooks Seconded. All in favor.

6. Old Business

Curt Clauson asked for an update on the roof materials. The Board did not have an update and could not suggest an alternative material. Rick Meier has tried different materials but tends to stick with the tried and true! A cedar shake roof that was put on correctly should last 25-30 years. Margaret Hochheiser suggested trying to get a group rate (multiple homeowners requesting to get their roof done the same summer and trying to get a discount).

7. New Business

Tina Buhler inquired about public access to the bike path. Fred Walker stated the only public access to the Pathway is from Hidden Spur Lane. The emergency access is a private driveway for lot 27, to provide more reasonable privacy for her tenant, Talitha Horn installed a landscape berm on each side of the emergency access (approved by the Town) and a breakaway fence across the driveway (approved by the Fire Department). Talitha Horn doesn't mind if the kids/homeowners access the Pathway from her property near the drainage easement where she built a flagstone path over the berm. Talitha is being very gracious by letting homeowners access her property, please use this privilege responsibly.

8. Election of Directors

Proposed Slate:

Anne Schuler

Fred Walker

Rick Meier

Todd Rankin

Margaret Hochheiser

Linda Walker moves to accept the above slate for board members. Tina Buhler seconded. All in Favor.

Keeley Bommer stepped down as a member of the Board of Directors. The Board and Homeowners all thanked Keeley for the invaluable service she has provided to the Homeowners and Directors over the past 9 years.

9. Other

Keeley Bommer inquired about the staining of the logs along the bridge. Tina Buhler stated the Peter and Silias Wotkyns stained the logs on the bridge and the sign. Both the board and the homeowners appreciated the kids work.

Bret Bommer stated he has a waterfall in his backyard due to the creek freezing. Rick Meier believes the stream restoration for the area near Hidden Ranch will happen this spring. The BOD will contact the town for more information on the stream restoration in Hidden Ranch.

10. Adjournment

With no further business to discuss Herb Brooks made a motion for adjournment. Curt Clauson seconded the motion. The meeting was adjourned at 7:43.

DRAFT