

Hidden Ranch Homeowner's Association
 Annual Meeting
 ZOOM
 Wednesday, November 11, 2020, 5:30 pm
 MINUTES

Present	Lot #	Present by Proxy	Lot#
Katherine Ayers	32	Tina Buhler	46
Dave & Sandra Banack	10	John & Holly Payne	9
Martha Birkett & Bruce Morley	40	Ryan & Linda Rumsey	31
Dan & Joyce Butcher	52	Glenn Simon	18
Herb & Amy Brooks	55	Steve Stokes	49
Heather Carleton	51	Brad Sutton	53
Curtis & Tamara Clauson	42	Gregory O'Gwin	2
Timothy & Dana Cole	45		
Adam Fletcher	47		
Shad Free	37		
Barbara Griffith	24		
Louis & Rose Hochheiser	33		
Katy Hollbacher	8		
Griffin King	29		
William & Robin McCloud	16		
Trey Overdyke	6		
Ken Rizzotti	28		
Anne Schuler	20		
Ryan & Carey Stanley	13A		
Ian Tyree	54		
Amy Wheeler	38		
Melinda Wood	23		
William Wotkyns	19		

Tina Korpi, GTPM
 Demerie Edington, GTPM

1. Welcome and Introductions – Tina Korpi
2. Determination of Quorum & Call to Order
 Tina Korpi called the meeting to order at 5:33. With 30 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

Dan Butcher moved to adopt the agenda, Curt Clauson seconded the motion, all voted in favor.

4. Review and Approval of 2019 Minutes

Martha Birkett moved to approve last year's meeting minutes. Lou Hochheiser seconded the motion, all voted in favor.

5. Presentation of Financial Reports and 2021 Budget

Demerie Edington from GTPM reviewed the HOA financial statement. She indicated that the HOA collected \$9,695.43 in income over the past year and had \$16,036.06 in expenses. The HOA exceeded the budget in two areas. Insurance premiums increased resulting in an overage on the budget. Most significantly was in the legal expenses with the ongoing legal dispute regarding pathway access. The budget allotted \$200 for legal fees and expenses this year have totaled \$9,496. Currently the operating account has a balance of \$3,087 and there is \$13,829.77 in the maintenance reserve bank account as money was used from that account to pay for the legal bills that were incurred.

Considering the current operating expenses and the desire to build the reserve account back up, the board recommended a \$25 increase in the annual dues, from \$175/year to \$200/year. After discussion, Dan Butcher moved to approve the proposed budget with the \$25 increase in dues. Curt Clauson seconded the motion, all voted in favor.

7. Old Business

a) Pathway Access

As a part of the financial discussion, owners discussed this agenda item as the overage in legal expenses was a direct result of the legal dispute with a neighbor and the town, as the HOA fought to maintain and protect the association's interests. The issue was the ingress and egress access to the pathway. The HOA hired Nicole Krieger to represent its interests in not restricting access to the pathway from Hidden Ranch in that area. The HOA was not named in the litigation, it remained between the town and the homeowner. A gate was installed there and there have been no changes since early last year. It was reported that the town and the owner have now reached a settlement in the matter. Several homeowners expressed concerns that the current "latch" (bungee) is difficult to maneuver, especially in the winter or for those with their hands full as it is quite cumbersome. There were other comments from owners expressing their desire to have the gate access shoveled, left open in the winter, or even removed. The Board will continue to maintain the HOA's interests in accessing the pathway but ask that residents respect their neighbors and use caution when using the spur.

8. New Business

a) Discussion of new Rules & Regulations

The CC&Rs were put into place 30 years ago as the HOA was being developed. Some of the rules that were created within the document are dated but it is difficult to change them. The board would like to create a document, based on the CC&Rs but that is more clear and concise for owners with the objective of addressing some things that were not addressed in the original governing documents and to clarify other items. They are working on a draft currently and will

present it to owners once it is complete. Owners would like a paragraph at the beginning of the new document explaining the rules are a summary and that they are binding and adopted by the HOA.

9. Other

~ A few homeowners raised issues with loose dogs in the neighborhood. Owners are asked to please pick up after their dogs and not let them run free without human supervision. If an owner has an issue with dogs, please contact GTPM if you know where the dog lives and they can reach out to the owner to discuss the problem.

~ Robert Ayers suggested that the HOA contact the town and request a reduction in the speed limit from 25 mph to 20 mph.

~ Dan Butcher gave Ken Rizzotti shout out and big thanks for snow blowing access to the pathway last winter.

10. Election of Directors

As Bret Bommer sold his home and moved out of Hidden Ranch, his seat on the board became open. Additionally, Shad decided not to run for his seat again. The terms are one year. Ian Tyree and Dave Banack both volunteered for the two open seats to join Adam Fletcher, Anne Schuller, and Trey Overdyke. Dan Butcher moved to elect that slate of directors. Curt Clauson seconded the motion, and all voted in favor.

11. Adjournment 6:48