

Hidden Ranch Homeowner's Association
 Annual Meeting
 ZOOM
 Tuesday, January 11, 2022, 5:30 pm
 MINUTES

<u>Present</u>	<u>Lot #</u>	<u>Present by Proxy</u>	<u>Lot#</u>
Ryan Stanley	13A	Jackie Coston	7
Anne Schuler	20	Glenn Simon	18
John & Tina Buhler	46	Jeff Cohodes	53
Annie Jackson	17	Ari Goldstein\Jennifer Sparks	5
Curtis Clauson	42		
Amy Wheeler	38		
Allison Free	37		
Timothy & Dana Cole	45		
Adam Fletcher	47		
Richard & Jill Pampe	35		
Wyatt & Isabel Bradford	52		
Louis & Rose Hochheiser	33		
Herbert & Amy Brooks	55		
Robert & Katie Ayers	32		
Ian Tyree	54		
Melanie Cohodes	53		
Michael Wood	23		
Robin Macleod	16		
Bruce Morley & Martha Birkett	40		
David & Sandra Banack	10		
Adam Ward / Katy Hollbacher	8		
Lou Hochheiser	5		
Trey Overdyke	6		

Amy Floyd, GTPM

1. Welcome and Introductions – David Banack

2. Determination of Quorum & Call to Order
 David Banack called the meeting to order. With 22 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

Amy Wheeler moved to adopt the agenda, Martha Birkett seconded the motion, all voted in favor.

4. Review and Approval of 2020 Minutes

Louis Hochheiser moved to approve last year's meeting minutes. Ian Tyree seconded the motion, all voted in favor.

5. Presentation of Financial Reports and 2022 Budget

Amy Floyd from GTPM reviewed the HOA financial statement. She indicated that the HOA collected \$10,776.08 in income over the past year and had \$14,307.48 in expenses. The HOA exceeded the budget in legal expenses. There were no other overages. Amy explained the dues will not increase this year, but the HOA is looking at a 5-10% increase perhaps next year. Currently the operating account has a balance of \$1496.94 and there is \$11,832.47 in the maintenance reserve bank account as money was used from that account to pay for the legal bills that were incurred.

Louis Hochheiser made a motion to approve the proposed budget. Robin Macleod seconded the motion, all voted in favor.

7. Old Business

a) Pathway Access

David Banack explained that the snow removal item in the budget was increased for 2022 to allow for snow removal along the pathway access. The pathway access also doubles as emergency access easement should something happen with the bridge that would cause a compromise to the road.

David explained the background of the access gate to the bike path and the lawsuit over the access. Public right of access was not fought for by the town, and the HOA couldn't get a right of access on Hidden Spur Lane, which is a private road. The settlement agreement that was had was to a locked gate and access to the gate was through the easement for all owners of Hidden Ranch and their guests.

8. New Business

a) Discussion of new Rules & Regulations

David discussed that the board has been working on drafting Rules and Regulations that are clear and concise for owners and based on the CC&R's. The new rules of the pedestrian gate will be added to this document in progress. Once the board approves the drafted Rules and Regulations it will be sent to all homeowners via post and email as well as a copy of them will be posted to the website.

b) Locked pedestrian gate – Per the settlement agreement, the pedestrian gate will need to be locked at all times to prevent unauthorized access. The lock for the gate is still to be determined.

c) No public access to pathway – Only homeowners and guests of homeowners can have access.

d) No unleashed dogs while walking to the gate – Please keep dogs on leash while walking on the easement to access the gate.

9. Other – There was discussion about the pedestrian access gate and the type of lock that will be used. There was also discussion about various other access points to the bike path that bypassed the gate.

10. Election of Directors

Trey Overdyke and Adam Fletcher are both stepping down as board members. The terms are one year. Katy Franklin was nominated by Ian Tyree. Anne Shuler nominated Martha Birkett. With two names nominated to fill the open seats Anne Schuler made a motion to nominate the three existing members, David Banack, Ian Tyree, Anne Schuler, and Katy Franklin and Martha Birkett. Adam Fletcher seconded the motion. Vote, all in favor.

11. Adjournment 6:48 – With no other discussion the motion was adjourned.

Respectfully submitted by Charley Boyton