

Hidden Ranch Homeowner's Association
 Annual Meeting – Virginian Lodge Convention Center
 Thursday, November 19, 2015 - 6:00 pm
MINUTES

Present	Lot #	Present by Proxy	Lot#
Dan & Joyce Butcher	52	Christopher & Carmel Tice	1
Martha Birkett	40	Ari Goldstein & Jen Sparks	5
Herb Brooks	55	Gannett Horn	26
Amy Rojo	38	Greg O'Gwin	2
Bret Bommer	23	Richard Pampe	35
Ian Tyree	54	Erin Fletcher	47
Glenn Simon	18	Corky Walker	24
Tina Buhler	46	John & Holly Payne	9
Anne Schuler	20	Tim Halter	22
Snake River Holdings, LLC	25	Eric & Anne Delahaye	48
John & Tina Buhler	46		
Curt Clossen	42		
Lois & Rose Hochheiser	33		
Susan Eriksen	44		
Heather Carleton	51		
Trey & Tricia Overdyke	56		
Tina Korpi, GTPM			
Demerie Northrop, GTPM			

1. Welcome and Introductions – Dan Butcher

2. Determination of Quorum & Call to Order

Dan Butcher called the meeting to order at 6:22. 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

Joyce Butcher moved to adopt the agenda. Lou Hochheiser seconded the motion. All voted in favor.

4. Review and Approval of 2014 Minutes

Last years' minutes were amended to reflect Curt Clossen's attendance at the meeting. Martha Birkett moved to approve the minutes from last year's meeting. Amy Rojo seconded the motion. All voted in favor

5. Presentation of Financial Reports and 2016 Budget

After an independent review of the budget and financials, Lou Hochheiser moved to adopt the 2016 budget. Amy Rojo seconded the motion. All voted in favor.

6. Old Business

a) Flat Creek Improvement District

Bill Wotkyns was unable to attend the meeting but spoke to Anne Schuler about the newly formed Flat Creek Improvement District. The paperwork is done in the formation of this improvement district. They have some funds available from the town and are using them to hire a consultant to monitor the creek and come up with some observations and suggestions with regard to winter freezing and flooding issues. The WID meets on the first Monday of the month at 9:00 am in the Conservation District office. These meetings are open to the public. They have created a website: FCWID.org and have chat boards for people to make comments and observations.

7. New Business

a) Bridge

There has been some discussion about the bridge at the entry to Hidden Ranch. Several years ago the railing to the bridge needed to be replaced. The board at that time opted to keep the guardrail log, as opposed to some other type of material. The town allowed this but told the board that maintenance and future replacement would be HOA responsibility. There is concern that the log may now be rotting, but it appears that it is just damage from where the snow plow ran into it. There is no action needed on the bridge or guardrail at this time.

8. Other

~ Martha Birkett asked whether a letter was written with regard to the intersection and the increased traffic as a result of the Whole Grocer's new location. Anne Schuler said yes and that the response was that a decision to add a traffic light at that intersection would be based on collisions. There are no proposed changes by WyDOT at this time.

~ Last year a homeowner had requested a change to the rules and regulations. The board asked her to propose some language. She did not do that and therefore nothing was done with the rules.

~ Anne Schuler is stepping down from the board. Curt Clossen expressed his gratitude for her many years for service – and for providing refreshments at the annual meeting. The homeowners voted and decided that they would like to continue the tradition of having a “social hour” before the annual meeting.

9. Election of Directors

Trey, Dan, Heather and Bret are all interested in staying on the board. Joyce Butcher moved to elect Glenn Simon to fill the vacant spot and elect the slate of Glenn, Trey, Dan, Heather, and Bret. Lou Hochheiser seconded the motion. All voted in favor.

10. Adjournment 6:46