

Hidden Ranch Homeowner's Association  
 Annual Meeting – Virginian Lodge Convention Center  
 Tuesday, December 6, 2016, 6:00 pm  
**MINUTES**

<u>Present</u>	<u>Lot #</u>	<u>Present by Proxy</u>	<u>Lot#</u>
Dan & Joyce Butcher	52	Robert & Jacquelin Costen	7
Martha Birkett	40	Eric & Anne Delahaye	48
Kathleen Doffermyre	21	Corky Walker	24
Bret Bommer	23	Steven & Elba Dryer	36
Tina Buhler	46	Susan Eriksen	44
Heather Carleton	51	Erin Fletcher	47
Curt Clausen	42	Tim Halter	22
Allison Free	37	William Wotkyns	19
Glenn Simon	18	John & Holly Payne	9
Robin & Bill Macleod	16	Amy Rojo	38
Bruce Morley	40	Greg O'Gwin	2
Louis & Rose Hochheiser	33		
Richard Pampe	35		
Ian Tyree	54		
Cyndie Williams	41		
Anne Schuler	20		

Demerie Northrop, GTPM

1. Welcome and Introductions – Heather Carleton
2. Determination of Quorum & Call to Order  
 Heather Carleton called the meeting to order at 6:22. With 27 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. Review and Approval of 2015 Minutes

Lou Hochheiser moved to approve the minutes from last year's meeting. Anne Schuler seconded the motion. All voted in favor.

#### 4. Presentation of Financial Reports and 2017 Budget

Demerie Northrop from GTPM reviewed the 2016 financials indicating that the HOA was operating at a loss as several homeowners has not yet paid their annual dues. That said the HOA has collected \$3,759.65 in income for the year. Expenses total \$6,012.93. There are no proposed changes in the budget or dues for 2017.

Allison Free moved to approve the 2017 budget. Kathleen Doffermyre seconded the motion. All voted in favor.

#### 5. Old Business

Heather updated owners on the damage to the bridge at the entry of Hidden Ranch. This bridge is owned by the town and was damaged by the town snow plow on both ends last winter. Aside from that, the logs have a substantial amount of rot and need to be replaced. The town has measured the bridge and is planning on its replacement in the spring. As the city is replacing the bridge, the HOA will be agreeable to whatever material the town chooses.

#### 6. New Business

##### a) ARU's in Hidden Ranch discussion

The HOA is waiting to see what the town decides with regard to allowing short term rentals in the Hidden Ranch area. Currently the town allows for 3 non-related people to live in one home. The CC&Rs state further that only one family is allowed per home. The HOA can opt to be more restrictive than the town regulations.

b) There has been no change to the traffic situation leaving Hidden Ranch to turn onto Highway 89. This has become increasingly more congested with the Whole Grocer and there is further concern that the new commercial with above living quarters will further add to the traffic problems at this intersection. Lou Hochheiser moved to have the HOA send a letter to WyDOT expressing the concerns of the neighbors about this traffic issue. Anne Schuler seconded the motion. All voted in favor.

#### 7. Other

~ There are concerns that the CC&Rs are not being regularly enforced. The homeowners would like GTPM to conduct monthly drives through the neighborhood to identify violations of the HOA rules.

~ Reminder to dog owners to please clean up after your pets when they are outside.

~ The homeowners would like the board to explore options to assess late fees to owners that have not paid their dues in a timely manner. We will review the governing documents and see what is allowable and have a resolution drawn up, if necessary, to create a late fee policy.

#### 8. Election of Directors

After seven years, Dan Butcher has decided to step down from the board. The HOA extends their sincere thanks for his time and efforts on the board. The other board members opted to renew their terms for an additional year. Kathleen Doffermyre was nominated to replace Dan. Dan Butcher moved to elect the slate of directors to be: Heather Carleton, Bret Bommer, Trey Overdyke, Glenn Simon and Kathleen Doffermyre. Tina Buhler seconded the motion and all voted in favor.

10. Adjournment 6:58