

Hidden Ranch Homeowner's Association
 Annual Meeting
 Teton County Library
 Monday, December 2, 2019, 5:00 pm
MINUTES

<u>Present</u>	<u>Lot #</u>	<u>Present by Proxy</u>	<u>Lot#</u>
Sandra Banack	10	Dan & Joyce Butcher	52
Martha Birkett	40	Herb & Amy Brooks	55
Bret Bommer	23	Eric & Anne Delahaye	48
Tina Buhler	46	Robert & Jacquelin Coston	7
Heather Carleton	51	Ike Faust	14
Curtis Clauson	42	George Hoffman	34
Adam Fletcher	47	John & Holly Payne	9
Allison Free	37	Ryan & Linda Rumsey	31
Barbara Griffith	24	Glenn Simon	18
Louis & Rose Hochheiser	33	Ari Goldstein & Jen Sparks	5
Katy Hollbacher	8	Steve Stokes	49
William & Robin McCloud	16	Adam Ward	8
Bruce Morley	40	Kathleen Doffermyre	21
Trey Overdyke	6		
Richard Pampe	35		
Anne Schuler	20		
Carey Stanley	13A		
Ian Tyree	54		
Amy Wheeler	38		
William Wotkyns	19		

Tina Korpi, GTPM
 Demerie Edington, GTPM

1. Welcome and Introductions – Bret Bommer

2. Determination of Quorum & Call to Order
 Tina Korpi called the meeting to order at 5:12. With 33 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
 Lou Hochheiser moved to adopt the agenda, Bill Wotkyns 2nd the motion, all voted in favor.

4. Review and Approval of 2018 Minutes

Bill Wotkins moved to approve last year's meeting minutes. Amy Wheeler seconded the motion, all voted in favor.

6. Presentation of Financial Reports and 2020 Budget

Demerie Edington from GTPM reviewed the HOA financial statement. She indicated that the HOA collected \$8,648 in income over the past year and had \$10,289 in expenses. The HOA exceeded the budget in a couple areas. Most significantly was in the legal expenses with the ongoing legal dispute regarding pathway access and landscaping charges for Amy McPhee who does the gardening and decorating at the entrance. Currently the operating account has a balance of \$3,100 and there is \$26,000 in the maintenance reserve bank account.

Considering the current operating expenses and the anticipation of additional legal fees, the board recommended a \$25 increase in the annual dues. Lou Hochheiser moved to approve the budget with the \$25 increase in dues. Tina Buhler seconded the motion, all voted in favor.

7. Old Business

a) Pathway Access

Anne Schuler explained the situation regarding the pathway access. Hidden Ranch has pathway access across a homeowner's property as designated by an easement. That owner has disputed this, built a fence and blocked access. The Town of Jackson and the homeowner are in a legal dispute about this action and are currently working on a settlement (especially regarding allowing equipment and emergency access as needed). The HOA hired an attorney to represent Hidden Ranch against the owner to maintain access to the pathway.

Bret read a letter addressed to the homeowners explaining the situation more clearly but indicated that details were not available as it is an ongoing case.

8. New Business

a) Discussion of Exterior storage

There has been an increase in requests to add exterior storage buildings in Hidden Ranch. The CC&Rs as they are currently written do not allow for storage sheds. If there is interest in amending the covenants, that could be amended.

b) Discuss Violations and procedures

The HOA was not diligent in enforcing violations over the past year. The board would like to apply the guidelines consistently and as of January 1, 2020 will be stepping up the notification of violations and assessing fines if necessary. Owners will be provided "warnings" in letters and/or email communication from GTPM before the board discusses and assigns a fine.

9. Other

There was discussion about dogs running through Hidden Ranch unaccompanied and making messes in people's yard. If you know who the dog belongs to, feel free to let GTPM know and they can notify the owner of an issue. However, the best course of action is to call animal control who can safely and properly handle situations such as these.

There is additional concern that was voiced about people speeding through the neighborhood and not heeding the stop signs. Please be cautious when driving in Hidden Ranch.

Bill Wotkyns reported on the Flat Creek Water Improvement District. He has been a part of this group for four years. They have been working with the conservation district to study and monitor the creek to gain data and information. A thaw well will be added on Gregory Lane which should provide some relief in creek flooding in Hidden Ranch. For more information about the Flat Creek Water Improvement District, (FCWID) please feel free to visit the website: WWW.FCWID.ORG

10. Election of Directors

All directors are elected to a single year term. At this point the entire board is interested in staying on to serve another term. With no additional nominees or volunteers, Bill Wotkyns moved to reelect the current board for another year. Lou Hochheiser seconded the motion, all voted in favor.

11. Adjournment 6:20