

## **Hidden Creek Homeowners Association (“HOA”)**

### **Meeting Minutes**

Date of Meeting: February 15, 2017

Start of Meeting: 5:20PM

End of Meeting: 7:00PM

Those in Attendance:

Mike Gerard

Kris Shean

Jesse Stover and Stine Richvoldsen

Tuck Fauntleroy

Martin Hagen

Darrell Hawkins

Lance Ash

Proxy Vote: Casey and Camille Thomas to Lance Ash

#### **Topic - 2016 Financial Review**

Lance provided an overview of the HOA’s 2016 income statement.

#### **Topic – 2017 Budget**

Lance provided an overview of the proposed 2017 budget. 2017 proposed budget includes regular assessment revenue of \$13,852.73, special assessment revenue of \$1,800, and total expenditures of \$15,652.73. Based on the proposed budget the annual assessment for the townhome units would be \$1,814.86 per unit and for the single family units the annual assessment would be \$987.86 per home. Additionally, each property owner would contribute \$200 towards the \$1,800 special assessment for purposes of funding removal of snow from the subdivision. A motion was made by Stine to approve the proposed 2017 budget, Jesse’ seconded the motion, and all voted to approve the proposed 2017 budget.

#### **Topic – Snow Removal**

Due to accumulation of snow within the subdivision it was decided that the HOA may need to have snow hauled away from the subdivision in order to (1) create room for additional onsite snow storage and (2) to reduce water runoff flooding as the snow melts. The cost for this service, as proposed by Canyon Construction, is \$85/hour for operation of a loader and \$80/truck load. Tuck will negotiate with Canyon Construction a plan for completing this work. Lance made a motion to approve a total expenditure for this project of \$1,800, which would be funded via a special assessment of \$200 per property owner. Jesse seconded the motion and all voted to approve the project.

#### **Topic – Update of CC&Rs**

Lance has been working with attorney Frank Hess on a proposed amendment to the HOA’s CC&Rs. In January Frank provided to Lance an initial amendment document and Lance has subsequently sent to Frank comments on the document. Lance is waiting to receive back a revised document from Frank and upon receiving the revised document he will share with the HOA members for comment and approval.

**Topic – Roof Replacement**

Jesse has spent considerable time working with roofing contractors on bid estimates for having the townhome unit roofs replaced. A bid from RoofTop Solutions was discussed. No formal action is being taken at this time as members that were not in attendance at the HOA meeting need to be contacted and brought up to date as to this project, anticipated cost, and funding needs. Further discussion will take place amongst the HOA members in regards to this project.