

**HIDEAWAY TOWNHOUSES SUBDIVISION ASSOCIATION
BOARD OF DIRECTORS MEETING
June 7, 2022**

I. CALL TO ORDER

The meeting was called to order at 4:01 pm.

Board members Dave Diehl, Al Grabenstein, Paul Warbington, and Cindi Gillespie attended in person. Board member Michael Pickell attended via Zoom. A quorum was present.

Kevin Lovett, Shane Carr, and David Paradysz were present on behalf of Summit Resort Group.

II. OWNERS FORUM

Notice of the meeting was posted on the website and emailed out to owners.

Owner Hollis Whitson of Unit 223 attended in person. Owners Pam Bergman of unit 273, Heidi Westbrook of Unit 221 and Mark Laurin of Unit 285 attended via Zoom.

Heidi, Hollis, and Mark introduced and presented an update from the Natural Night Sky Committee. They presented the Committee Charter/ Mission Statement as well as presented ideas on events and speaker series to include an event on July 2nd in the Hideaway Park. They requested that the Board assist with supporting communications to Owners, supporting and attending events and help build awareness. A communication will be drafted by the Committee, sent to the Board for review and will be distributed to Owners.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the February 7, 2022, Board meeting were reviewed. Dave D. made a motion to approve the minutes as presented. Al G. seconded and with all in favor, the motion carried.

IV. FINANCIAL REVIEW

Financials were reported on as follows:

Year to Date Financials.

April 30, 2022, financials report:

Balance sheet:

\$71,040 in Operating
\$55,628 in Alpine Bank Reserves
\$200,003 in Edward Jones Reserves

Profit and loss/ Income Statement:

Reports year to date actual expenditures of \$150,712 vs budgeted expenditures of \$158,381. Areas of expense variance were reviewed.

Budget 2022

Discussion of a possible inflationary costs affecting Reserve Budget – Reserve Budget to be adjusted.

V. RATIFY BOARD ACTIONS OUTSIDE OF A MEETING

The following Old Business items were discussed:

- 5-18-22 291 and 295 gutter reroute – to be addressed in Old Business, approved 6/7/22
- 5-18-22 Phase 1 and 2 door painting to green, approved
- 5-06-22 2022 Landscape maintenance contractor selection Greenscapes, approved
- 4-23-22 Unit 223 Radon mitigation system installation, approved
- 3-25-22 Unit 316 Window replacement request, approved
- 3-15-22 Deck Railing replacement contract Custom Renovations, approved
- 3-21-22 Unit 350 deck repairs, approved
- 3-16-22 2022-23 Insurance renewal with Farmers, approved
- 2-22-22 2021 Fiscal year end tax return, approved

The “Actions approved by email” were reviewed. Michael P. made a motion to ratify the actions as presented. Paul W. seconded and with all in favor, the motion carried

VI. MANAGING AGENTS REPORT

SRG presented the following managing agent report items:

The following report items were presented:

- Lease status: the current unit lease report status was reviewed. It was noted that current leases are on file for all units that are rented.
- ARC (unit remodel requests) status; the current ARC request list was presented.
- Summit County Trash and Recycling Program 2023 – There has not been much recent discussion of this program. Silverthorne is not expected to adopt county ratio of Recycle:Trash (0.5:1) requirement for HOA’s however the final decision has not been made.
- State Regulations concerning HOA’s currently being discussed/passed on in State Legislator. Changes to existing rules and policies are expected.

VII. OLD BUSINESS

A. Landscaping Update

- a. Greenscapes has been contracted to complete landscape maintenance for the 2022 summer season. Greenscapes will mow every other Monday, irrigation is on.
- b. Stone removal between 10/11 complete, Greenscapes will return after beds have been cleaned out (anticipated 2-3 weeks) to complete the project. The goal of this (and other) landscaping projects is to reduce overall landscape maintenance needs.
- c. HOA to purchase pallet of appropriate Mulch (Red Cedar Shredded Brown Mulch) for Owner use

B. 2022 Projects / Capital plan review; The Board reviewed the Capital plan and discussed projects.

- a. Entrance Door painting phase 1 and 2, 45 doors;
 - i. Summit Color Service selected to perform work of painting 45 unit front doors in phases 1 and 2 green, using Sherwin Williams Duration Paint.

- C. Railing update; Custom Mountain Renovations has been hired to complete the railing replacement project.
 - a. Permit received
 - b. Materials have arrived in Summit County. The Board approved material down payment for materials and materials will be delivered to the Hideaway. Arrangements will be made for material storage on site.
 - c. Final Permit Inspection discussion took place with regard to possible code requirements such as CO Detectors in units as well as exterior lighting fixture requirements. These will be addressed as needed.
- D. RR ties; Various railroad ties have been identified for replacement in unit drives.
 - a. SRG is meeting with contractor to discuss project specifics and obtain cost estimate.
- E. Gutter reroutes, 291/ 295; The Board discussed drainage corrections at units 291 and 295.
 - a. Discussion of dry well vs. gutters too place. Upon discussion, the Board approved moving forward with the rerouting of gutters. gutter option was approved
 - b. In addition, Gutter work on 223 was approved (it was noted that heat tape may need to be extended and the power supply will be investigated to ensure adequate).
- F. Owner Workdays; The Board discussed Owner Workdays.
 - a. The first Owner workday is scheduled for June 11, 2022 beginning at 8:00 am.
 - b. Discussion took place with regard to raising Workday non-participation rate to \$250/yr. (up from \$150 per year) due to rising Landscaper costs. Topic to be discussed at the 2022 Annual Owners Meeting.

VIII. NEW BUSINESS

The following New Business items were discussed:

- A. Radon; The Board discussed Radon and Radon mitigation systems. It was noted that the recent Radon Mitigation system install at unit 223 went well. Testing is recommended.
- B. 2022 Annual Owner Meeting; The 2022 Annual Owner Meeting is scheduled for November 12th at 10:00 am. The meeting will be held in the Silverthorne library. The official meeting notice will be sent October 12th.

IX. EXECUTIVE SESSION

The Board entered into Executive Session at 4:45 pm to discuss accounts receivable. The Board exited Executive Session at 5:53 pm.

The next Board of Directors meeting will be held in early September. SRG will poll the Board in mid-July to schedule the date.

X. ADJOURNMENT

With no further business, the meeting adjourned at 5:53 pm

Approved: _____ 9-7-22