

**HIDEAWAY TOWNHOUSES SUBDIVISION ASSOCIATION
BOARD OF DIRECTORS MEETING
June 15, 2020**

I. CALL TO ORDER

The meeting was called to order at 2:05 pm.

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

Kevin Lovett was 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 Dave White of unit 205 was in attendance.

Owner Chris Westbrook of unit 221 was in attendance.

Owner Annette Coffee of unit 245 was in attendance.

Owner James Martyniak of unit 265 was in attendance.

Owner Jeff Duchin of unit 314 was in attendance.

Owner Matt Miklovic of unit 344 was in attendance.

Owners were given the opportunity to present comments. Comments were received from Owners with regard to the playground. Comments received were both in favor and opposed to removal. It was noted that the playground would be discussed further later in the meeting.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the February 6, 2020 and February 25, 2020 Board meeting were reviewed. Dave made a motion to approve the minutes as presented. Michael seconded and with all in favor, the motion carried.

IV. FINANCIAL REVIEW

Financials were reported on as follows:

Year to Date Financials.

April 30, 2020 financials report:

Balance sheet:

\$44,069 in Operating

\$385,744 in Reserves

Profit and loss/ Income Statement:

Reports year to date actual expenditures of \$140,452 vs budgeted expenditures of \$154,633 resulting in yearend operating expense underage of \$14,180.

It was noted that all planned reserve contributions have been made to date in 2020.

V. RATIFY BOARD ACTIONS OUTSIDE OF A MEETING

Dave moved to ratify the following actions approved outside of a meeting:

- 5-22-20 Lien sale on Unit, offer 2; denied
- 5-20-20 Unit 239 Sliding glass door replacement request; approved
- 5-18-20 Unit 253 Remodel request; approved
- 5-17-20 Letter to Owners re playground; approved
- 5-15-20 Unit 213 Satellite dish install request; approved
- 4-28-20 Deck sealant product (Behr Premium Transparent Waterproofing Wood Finish); approved
- 5-1-20 Landscape Maintenance; approved Greenscapes
- 4-21-20 Cedar Siding Shake replacement; approved Kinghorn
- 4-21-20 Lien sale on Unit, offer 1; denied
- 4-2-20 2019 Tax return; approved
- 4-1-20 Unit 203 Assessment delayed payment request; approved
- 3-31-20 Unit 227 Assessment delayed payment request; approved
- 3-12-20 Insurance renewal; approved
- 3-12-20 Tree treatments; approved

Michael seconded and the motioned passed.

VI. MANAGING AGENTS REPORT

SRG presented the following managing agent report items:

General Completed items: in addition to the routine “day to day” items, the following items were reported on as complete:

- Unit 344 deck repairs have been completed.
- “Children at play” signs have been installed throughout the complex.

Report items: the following report items were presented.

- ARC (unit remodel requests) status; the current ARC request list was presented. It was noted that there were two approved projects that have not yet been completed. SRG will complete viewing once the Owners report “complete”.
- Lease report status; the current unit lease report status was reviewed. It was noted that current lease are on file for all units with the exception of one unit and SRG has been in contact with the owner of the unit and the Owner reports that they will bring the lease by the office for filing.

Discussion item: the following discussion items were reviewed:

- Snow plow 2020-21; the Board discussed snow plowing services for 2020-21. Upon review, Michael move to approve the Emore proposal as presented with acceptance prior to July 1, 2020 in order to realize the discount; Dave seconds and the motion passed.

Pending items: the following pending items were discussed:

- 320 Downspout extension; unit 320 front downspout will be extended.
- 350 Phone box repair; unit 350 telephone box cover will be repaired.
- Touch up painting, units 237- 249 backside; the backside trim of units 237-249 will be touch up painted.
- Asphalt crack sealing; the asphalt will be crack sealed this week.

VII. OLD BUSINESS

The following Old Business items were discussed:

A. 2020 Projects / Capital plan review; the following projects were discussed for 2020:

- Deck surfaces; Unit deck surfaces will be treated in early July. SRG will send out an advance notice to Owners this week and then another notice as the dates are firmed up.
- Siding shake replacement; Buildings 10, 11 and 12 “backside” of building siding will be replaced this July. Notice will be sent to Owners as scheduled dates are set.
- Concrete; A walk around of the complex was completed this past May. During the walk around, various sections of concrete were identified for repair. A proposal was received and reviewed. Upon review, Michael moved to complete the concrete repairs as proposed with the exception of “not” completing unit 302 driveway paver replacement with concrete; Cindi seconds and the motion passed. It was noted that the “cause” of the concrete settlement and cracking must be determined for unit 249 and rectified prior to pour of new concrete pad (this includes proper compaction and subbase installation).

B. Landscape; Landscaping items were discussed as follows:

- Phase 3 bushes; The bushes along the entry drive to phase 3 were discussed. It was noted that they are in much better condition this year than last year. They will continue to be monitored.
- Phase 2 Irrigation investigation; Greenscapes will resume the phase 2 irrigation investigation and mapping to include the irrigation sections at buildings 1 and 2. A “starting budget” figure of \$500 was established. Once Greenscapes has reached the \$500 expense figure, status of the investigation and mapping will be reviewed and a determination of how to proceed will be made.

C. Owner Workdays; The Board discussed Owner Workdays. It was noted that the first work session format of 2020 (the “June 13th” work session) was a success. Owners efforts are appreciated! The upcoming “July 11th” work session will be conducted in the same manner as the June 11th work session. A list of possible projects has been made and will be distributed to Owners. It was noted that Owners are permitted to work on the berms in front of their units and this will qualify for workday credit.

VIII. NEW BUSINESS

The following New Business items were discussed:

A. Playground; The playground was discussed. It was noted that the playground area resides mostly on Town of Silverthorne with a small portion on ENPHA land. A license agreement was established in 2011 allowing the playground equipment to be placed on the land. During discussion with the Town of Silverthorne (TOS), the TOS noted that the equipment does not meet standards. Additionally, due to the other parks in the area (Trent Park and Rainbow park), the TOS is not interested in participating in improvements to the equipment nor replacing. The Hideaway HOA conducted an inspection of the equipment per US Safety standards. A number of items were identified to be in need of repair to include missing bolts, cracked plastic panels, gaps in railings that exceed playground safety standards, rubber coating depolymerizing, impact zones not meeting safety standards and drainage pipes are compromised. The Board discussed Owner feedback received; it was noted that there was a total of 19 Owners sending in feedback with 16 in favor of removal, 2 in favor of keeping the playground equipment and 1 undecided. It was also noted that neighboring HOA's Fox Valley and The Ranch stated that they would not participate in any funding for repairs or replacement of equipment. Owners were given the opportunity to comment. Comments received included "in favor" of removal due to liability issues and expenses as well as support to make repairs and keep, even if it was "just the swing set". Options for "what to do" with the area if the equipment was removed were discussed to include allowing the area to return to wild native, continuing to maintain the grass field and option to install a sport court (basketball or soccer). Upon discussion, Michael moved to take the necessary steps to remove all infrastructure in the area and apply for a modified use permit from the TOS to allow the HOA to maintain the grass and irrigation system with the possibility of extending the irrigation system; Dave seconds and the motion passed. It was noted that ENPHA may participate in the removal expense.

B. 2020 Annual Owner Meeting; The 2020 Annual Owner Meeting is scheduled for November 14th. The official meeting notice to include the 2021 budget will be sent to Owners around October 14th.

C. Neighboring HOA Trash; It was noted that various Owners from the Ranch HOA are depositing trash into the Hideaway HOA trash dumpster. The TOS police have been notified and the illegal dumping continues. SRG will reach out to the Ranch HOA and ask them to send an email to their Owners reminding them that they are not permitted to use the Hideaway trash dumpster.

IX. EXECUTIVE SESSION

The Board entered executive session at 3:00 pm for discussion of an attorney / client privileged item.

X. SET NEXT MEETING DATE

The next Board of Directors meeting will be held in September. SRG will poll the Board in early May to establish the meeting date.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 3:23 pm

Approved: _____ 9-22-20