

**HIDEAWAY TOWNHOUSES SUBDIVISION ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 15, 2021**

**I. CALL TO ORDER**

The meeting was called to order at 4:05 pm.

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

Kevin Lovett, Shane Carr and Rob Loeb 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 Pam Bergmann of unit 273 was in attendance. Pam noted that she was in attendance to listen in.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes from the March 25, 2021 Board meeting were reviewed. There was one typo noted which will be corrected. Upon review and noting the typo correction, Michael made a motion to approve the minutes as presented. Dave seconded and with all in favor, the motion carried.

**IV. FINANCIAL REVIEW**

Financials were reported on as follows:

*Year to Date Financials.*

April 30, 2021 financials report:

Balance sheet:

\$35,730 in Operating

\$281,471 in Alpine Bank Reserves

\$200,003 in Edward Jones Reserves

Profit and loss/ Income Statement:

Reports year to date actual expenditures of \$138,013 vs budgeted expenditures of \$154,064.

**V. RATIFY BOARD ACTIONS OUTSIDE OF A MEETING**

The following actions approved outside of a meeting were ratified:

4-1-21 Flagstone covering on patio, not approved

**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:

- Building 3 heat tape and breaker replacement
- Building 7, 8 and 9 heat tape replacement
- Insurance renewal, Deductible increase to \$10k

*Report items:* the following report items were presented:

- ARC (unit remodel requests) status; the current ARC request list was presented.

- Lease report status; the current unit lease report status was reviewed. It was noted that current leases are on file for all units that are rented.

## **VII. OLD BUSINESS**

The following Old Business items were discussed:

A. Landscaping Update; Landscape update was discussed. It was noted that the buildings 1 and 2 project had a good start during this past weekend's Owner workday as progress was made on mulch and weed barrier removal; additional work is pending. The Owners also were able to clear weeds and establish rock border around bed at buildings 5 and 6. It was noted that Greenscapes should be starting the park project within the next two weeks and that ENPHA has agreed to match the Hideaway HOA expense up to \$4,000. The beds behind the phase 2 dumpster are next on the schedule to be addressed with the plan to clean out beds, replace weed barrier if needed, pull out old mulch and replace with new.

B. General Guidelines for Berms; A draft document outlining general guidelines for the berms was reviewed. It was noted that the goal of the document was to create a sense of uniformity to the landscape beds throughout the complex. Upon discussion, Al moved to accept the guidelines as presented; Michael seconds and the motion passed. The guidelines will be posted to the website and emailed to the Owners.

C. 2021 Projects / Capital plan review; 2021 projects were discussed, and the capital plan was reviewed. Projects discussed included:

- Brown Cedar Shake Siding Replacement; It was noted that the contractor originally awarded the project was unable to finish the project of replacing the brown cedar siding shakes on buildings 10, 11 and 12 last year and confidence is low that the contractor will be able to complete the project in 2021. To that end, the contractor will be let go of the project, paid for materials purchased as well as labor billing for 1/3 of the project as the contractor only completed 1/3 of the work (building 10). An alternate contractor will be enlisted to complete the brown cedar siding shakes on buildings 11 and 12 with building 12 being the top priority due to failed condition of the cedar siding shakes.

- Asphalt; The Board discussed asphalt work for 2021. It was noted that a sealcoat is not necessary this year. However, it was noted that there is a large area in phase 3 with deteriorated asphalt and potholes. Additionally, a small patch is needed in

phase 2. Upon discussion, Paul moved to accept the proposal from Columbine Hills to complete repair to both sections; Dave seconds and the motion passed.

-Additional Asphalt; It was noted that the asphalt areas in front of the phase 3 dumpster enclosure as well as the phase 3 east side snow push area are deteriorating. These areas will be considered for repair/ replacement in 2022.

-Concrete; It was noted that the replacement of the back patio concrete of units 269 and 271 has been completed as planned.

-RR Ties; The Board approved proceeding with replacement of the RR ties near unit 201.

-Exterior Painting, Deck Surface replacement, Deck Railing Replacement and Window Planter Box removal; These projects were discussed as an “overall modernization” project as they logically tie together for completion.

-Exterior painting; It was noted that any color change must be approved by ENPHA and color choices must be from the ENPHA approved color palate. A new color scheme was reviewed and approved by the Board to be used. The Board agreed to paint a sample of the new colors on a section of a building for viewing. It was noted that proper preparation is a must to ensure a quality bond of the new paint. It was also noted that Sherwin Williams Duration is the desired paint product to be used.

-Deck surfaces; The Board discussed replacing the existing 2 x 6 boards on the unit upper deck surfaces and replace with composite. This will decrease future maintenance need.

-Deck Railings; The Board also discussed replacing the existing deck railings with a modern design. The Board approved a sample design, and this will be the design contractors will be asked to provide bid to install. It was noted that a composite board will be placed as a top cap over the horizontal top wood piece and caps to cover the vertical posts will be pursued.

-Window planter boxes; There are window planter boxes on three of the phase 3 buildings. It was noted that these are not used for planting as they are impractical to access and should be removed. These are not part of the structure and can harbor moisture causing rot. It makes sense to remove them at the same time as removal of the deck railings as new siding boards will need to be installed in place of the window box / window box post holes.

Additionally, the existing pergolas and yard fencing sections that were installed by the developer were discussed. The Board agreed to paint the pergolas as well as fencing and if Owners wish to have fencing removed, that will be approved. Upon discussion, the Board members noted their support for the concept of these projects and modernization and wish to pursue these projects and discuss further once cost estimates are obtained.

-Phase 2 Dumpster Enclosure; It was noted that the phase 2 dumpster enclosure is on the schedule for replacement. A plan and cost estimate will be obtained. The overall height of the structure and doors will be raised to be even with (or slightly higher) than the actual dumpster.

-Light Fixtures; The possibility of replacing the existing exterior light fixtures was discussed. This will remain on the long-range plan.

D. Owner Workdays; Owner workdays were discussed. The Board noted that this past Saturday's Owner workday was very productive with 19 participants! We have also had a number of people who have worked on their berms outside of the Saturday work day.

#### **VIII. NEW BUSINESS**

The following New Business items were discussed:

B. 2021 Annual Owner Meeting; The 2021 Annual Owner Meeting is scheduled for November 13<sup>th</sup> at 10:00 am. The meeting will be held in the Silverthorne library.

#### **IX. EXECUTIVE SESSION**

There was no executive session held.

#### **X. SET NEXT MEETING DATE**

The next Board of Directors meeting will be held between September 11<sup>th</sup> and September 27<sup>th</sup>. An email will be sent to Board members to solidify the date.

#### **XI. ADJOURNMENT**

With no further business, the meeting adjourned at 5:38 pm

Approved: \_\_\_\_\_ 9-21-21 \_\_\_\_\_