

**HIDEAWAY TOWNHOUSES SUBDIVISION ASSOCIATION**  
**ANNUAL MEETING**  
**November 8, 2025**

**I. CALL TO ORDER**

The Hideaway Townhouses Subdivision Association Annual Homeowner Meeting was called to order by Hollis Whitson at 10:05 a.m. in the Silverthorne Library and via videoconference (\*).

Board Members Present Were:

Hollis Whitson, President, Unit 223  
Matt Miklovic, Secretary, Unit 340

Paul Warbington, Vice Pres., Unit 328  
Andy Heldt, Member, Unit 253\*

Homeowners Present Were:

Emily Martini, Unit 203  
Heidi Westbrook, Unit 221\*  
Jeffrey Gardner, Unit 227\*  
Annette Schandl & Ted Maestas, Unit 237  
Melissa Siderfin, Unit 251\*  
William Hieber, Unit 261  
John & Susan Pagliarini, Unit 267  
Brian Ball, Unit 293\*  
Gretchen Norton & Rick Garcia, Unit 299  
Heather Hogoboom, Unit 332\*

Carl Froelich, Unit 213  
Eric Samler, Unit 223  
Michael & Lori Thomas, Unit 231  
David Sears, Unit 247\*  
Justin Martisius, Unit 255  
Dave & Mary Jane Rapport, Unit 263  
John Wilson, Unit 271\*  
Jeff Duchin, Unit 314\*  
Dave Diehl, Unit 330

Representing Summit Resort Group were Kevin Lovett and Shane Carr. Matthias Krainz of Summit Management Resource transcribed the minutes from recording.

**II. PROOF OF NOTICE AND ESTABLISHMENT OF QUORUM**

Notice of the meeting was sent October 8, 2025. With units represented in person or by proxy, a quorum was confirmed.

**III. REVIEW MINUTES OF 2024 ANNUAL MEETING**

**Motion:** Hollis Whitson motioned to approve the minutes of the November 9, 2024 Homeowner Meeting as presented. Heidi Westbrook seconded and the motion carried unanimously.

**IV. TREASURER'S/FINANCIAL REPORT**

**A. Year-End Financials**

As of December 31, 2024, the Operating balance was \$78,208, the Alpine Bank Reserve balance was \$148,652, the Edward Jones CD account balance was \$94,000 and the Edward Jones Money Market account balance was \$55,317.

**B. Year-to-Date Financials**

As of September 30, 2025, the Operating balance was \$46,000, the Alpine Bank Reserve balance was \$163,808, the Edward Jones CD account balance was \$95,000 and the Edward Jones Money Market account balance was \$60,752. The Association is operating approximately \$41,000 favorable to budget year-to-date, with certain seasonal expenses still to be incurred. There has been \$185,000 contributed to the Reserve account through regular monthly dues payments in 2025.

**C. 2026 Budget**

The 2026 Budget as written includes a \$20 per unit per month increase to the dues. The increase primarily reflects inflationary cost pressures and significant anticipated increases in insurance premiums.

Kevin Lovett reported that preliminary indications from insurance brokers suggest renewal premiums will increase approximately 30 – 35%, consistent with other Summit Resort Group-managed properties. An owner inquired whether separating the Association into smaller groups of buildings could reduce premiums. It was explained that such a change would be a complex and costly process offering no assurance of lower insurance rates. Kevin Lovett emphasized that preventative maintenance and avoidance of insurance claims remain the best protection against further premium increases.

Without objection, the 2026 Budget was considered ratified in accordance with Colorado law. The \$20/unit/month dues increase is effective as of January 1, 2026.

Hollis Whitson recognized Al Grabenstein for his ongoing management of the Association investments and CD laddering program to maximize earnings on Reserve funds.

**V. MANAGING AGENTS REPORT**

Kevin Lovett thanked the Board for their hard work this past year as well as on site manager Shane Carr. The Managing Agents Report was reviewed:

**A. Completed Projects**

In addition to the "routine" day to day items, the following items have been completed:

1. Water backflow annual tests and inspections
2. Landscape improvement projects
3. Gutter and heat tape repairs and maintenance
4. Touch-up painting
5. Deck replacement at Building 11
6. Cedar siding shake replacement at Building 15

**B. Owner Workdays**

Owners were thanked for their participation in the Owner Work Day Program. A total of 620.5 hours were submitted this year, valued at \$37,000 at \$60/hour. In

addition, about \$7,700 will be collected from owners who did not participate. These funds are directed to landscaping.

*C. Owner Reminders*

1. Owners should review the House Rules with renters and guests.
2. Rentals of less than 30 days are prohibited. Owners who rent longer than 30 days must provide the Association with a copy of their lease.
3. Pets must be kept on a leash and owners must pick up after their pets.
4. Parking is allowed in designated areas only. Owners and tenants are not allowed to park in the guest parking spots. Guest spaces are for short-term visitors, Parking for longer than 72 hours requires a temporary permit from SRG (good for 15 days).
5. Thermostats should be kept at a minimum of 55 degrees to prevent frozen pipes.
6. Owners must email SRG before remodels (interior or exterior), and use the Unit Modification Request Form for Board review.
7. Maintain uniform exterior (e.g., window/door frame colors). Exterior surfaces are common elements and may not be altered without approval.
8. Fences/collapsible patio walls are generally not allowed. Any exception requires a modification request to the Board via SRG.
9. Owners should be aware of sliding snow and icicles. Owners should report heat tape or gutter issues to SRG. Recent heat tape work should help but vigilance is still required.
10. Dumpsters are for household trash only. Construction debris is not permitted, and SRG can assist with removal for a fee.

*D. Owner Education*

SRG presented an Owner Education segment on Insurance. Owners were reminded to maintain an HO-6 policy and to speak with their agents about contents coverage, loss of use, liability, and deductible assessment coverage. The HOA deductible is \$10,000. Owners should maintain boilers/furnaces and plumbing (e.g., refrigerator lines). The HOA master policy and owner maintenance obligations are distinct.

Policy renewal is targeted for January 1, after which the updated master policy will be posted/mailed for owners to review with their agents.

*E. Concrete Care*

Owners were advised not to use rock salt on concrete due to scaling damage. Owners can use calcium magnesium acetate for typical conditions and magnesium chloride in very cold weather. Residue should be swept promptly to protect slabs. Requests for slab replacements will be prioritized after the spring walkaround.

## **VI. OLD BUSINESS**

*A. Project Update*

Kevin Lovett reported that upcoming work will include continued replacement of elevated decks. The spring walkaround will identify priority areas for concrete

repairs and other maintenance following winter. He noted that 2026 should be a positive year for Reserve balances, as Reserve expenses are expected to remain below Reserve income, resulting in a net increase.

## VII. NEW BUSINESS

### A. *Natural Night Sky Committee Update*

Hollis Whitson reported that the committee is preparing to select new streetlight pole top fixtures and obtain bids early next year. Several light color and warmth options are being tested and SRG will manage the bidding and installation process. The intent is to retain the existing poles and replace only the fixtures, which are nearly 30 years old.

Owners discussed lighting placement and safety concerns. It was noted that some areas are too dark while others are overly bright, and that balancing visibility with dark sky preservation is challenging. Owners were reminded not to leave porch lights on continuously when away, as it signals vacancy.

Committee Chair Heidi Westbrook stated that safety is the top priority and asked for patience as the testing continues. Many of the current sample lights do not yet reflect the intended final appearance or downcast pattern. She also announced plans for a community social event hosted by the Natural Night Sky Committee, tentatively a hot cocoa and chili potluck featuring night sky videos, to be held at the Eagle's Nest Community Center.

## VIII. OWNER FORUM

### A. *Owner Comments*

1. An owner noted detached shingles around Buildings 2 & 3.

**Action Item:** SRG will inspect the roofs near Buildings 2 and 3 for missing shingles and complete any necessary repairs.

2. Several owners suggested adding locks or enclosures to dumpsters to reduce unauthorized use. Kevin Lovett noted the cost of fully enclosed structures (approximately \$80,000) and ongoing regulatory uncertainty regarding new County recycling requirements. Justin Martisius proposed a trial combination lock, and the Board agreed to explore cost effective options.

**Action Item:** SRG will research lock options and potentially test one on a single dumpster.

3. The owner of Unit 231 reported deterioration of the soffit on the second level.

**Action Item:** SRG will inspect the soffit at Unit 231 and complete any necessary maintenance.

4. Questions were raised regarding skylight maintenance. Kevin Lovett explained that skylights are considered owner responsibility under the governing documents, as they serve only one unit. Owners are advised to

arrange inspections through management to coordinate access and ensure safety.

5. Justin Martisius raised concerns about vehicle speed through the property, noting safety risks for children playing and biking near the units. The Board and owners discussed possible measures including signage and communication with contractors. Speed bumps were not recommended due to drainage and snowplow issues. Kevin Lovett offered to contact vendors if specific incidents are reported, and owners were reminded that new “Children at Play” signs have been installed at both entrances.
6. Heather Hogoboom shared a recent experience with birds becoming trapped in her dryer vent and recommended that all owners have their vents inspected and cleaned regularly to prevent fire hazards. Kevin Lovett added that dryer vents should be cleaned annually or biannually.

**IX. BOARD OF DIRECTORS ELECTION**

The terms of Al Grabenstein, Paul Warbington, and Andy Heldt expired this year and all three were willing to run again. Heather Hogoboom volunteered to serve on the Board.

With four candidates for three positions, the election will be conducted by secret ballot in accordance with Colorado law. Volunteers Annette Schndl and Emily Martini will assist with counting ballots. The Board will review options to stagger future terms for consistency.

**X. NEXT MEETING DATE**

The next Annual Meeting was tentatively scheduled for Saturday, November 14, 2026 at 10:00 a.m.

Hollis Whitson reminded owners that Board meetings are open to homeowners and available via Zoom.

**XI. ADJOURNMENT**

**Motion:** Paul Warbington moved to adjourn the meeting at 11:31 a.m. Mary Jane Rapport seconded and the motion carried.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
Board Member Signature