

**HIDEAWAY TOWNHOUSES SUBDIVISION ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 15, 2023**

**I. CALL TO ORDER**

The meeting was called to order at 2:02pm

Board members Dave Diehl, Al Grabenstein, and Cindi Gillespie attended in person; Andy Heldt was present via zoom. A quorum was present.

Kevin Lovett, Hunter Valdez and Shane Carr 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.

Owners Michelle Trampel and Kenney Goebel of unit 219 as well as Hollis Whitson of unit 223 attended the meeting.

Hollis Whitson presented the Natural Night Sky Committee update. She noted they would like to host more events in the future. She emphasized the educational resources their committee has and encourages owners and board members to reach out with any questions.

**III. APPROVE PREVIOUS MEETING MINUTES**

The minutes from the March 28<sup>th</sup> meeting were reviewed. Dave made a motion to approve the minutes as presented. Al seconded and with all in favor, the motion carried.

**IV. FINANCIAL REVIEW**

Financials were reported on as follows:

*Year to Date Financials.*

April 30,2023, (2023 fiscal year end) financials report:

Balance sheet:

\$100,756.03 in Operating

\$116,172.73 in Alpine Bank Reserves

\$90,489.23 in Edward Jones Reserves

Profit and loss/ Income Statement:

Reports actual year end expenditures of \$193,291 vs budgeted expenditures of \$191,976 resulting in a year end operating expense overage of (.7%).

The Board discussed moving funds from the operating account into a reserve CD or MM account to take advantage of the competitive interest rates.

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

The Board discussed the following ratified emails, Dave moved to ratify, Al seconded and the motion was approved.

4-11-23 Unit 322 window and door replacement, approved.

4-14-23 Unit 247 window and door replacement; approved.

5-1-23 Garage sale request; approved.

5-5-23 Unit 263 roof snow/ ice; approved heat tape installation.

5-16-23 Unit 299-bathroom remodel; approved.

5-24-23 Tree trimming; approved.

5-31-23 Park area, agreed to not encumber the HOA with any additional expenses or maintenance.

**VI. MANAGING AGENTS REPORT**

SRG presented the following managing agent report items:

-Lease status; Unit rental lease on file status was reviewed.

-ARC status; Unit ARC status was reviewed.

**VII. OLD BUSINESS**

The following Old Business items were discussed:

**A. Landscape plans 2023**

-Maintenance; It was noted that the Greenscapes 2023 landscape maintenance agreement was approved and Greenscapes service has started.

-ENPHA noxious weed spraying program; The ENPHA noxious weed spraying program was discussed. Upon discussion the Board agreed to participate in the ENPHA noxious weed spray program.

-Projects; The Board discussed landscape improvement projects to include:

-Between 259/261 (buildings 3 and 4); A scope of work / RFP has been created to complete the landscape improvement work between buildings 3 and 4. Work will consist of irrigation extension and installation of new grass (seed). An on site meeting will take place with Greenscapes to discuss, and a proposal to complete will be retrieved.

-Phase 3 entry; A scope of work / RFP has been created to extend “hard piped” irrigation to the phase 3 entry bed and to remove the junipers in this area. An onsite meeting will take place with Greenscapes to discuss and a proposal to complete will be retrieved.

-Berm along Kestrel; The Board discussed the removal and replacement of mulch in the berm alongside Kestrel Lane (behind bldgs. 7,8 and 9). This project will be accomplished by the Owners and SRG labor can assist as needed. Additionally, the drip irrigation system in this area will be inspected to determine if it is functional (there are no plans to turn it on at

this time, as the vegetation is established, but it will be investigated in case of future need).

-Berm along Building 15; The Board discussed the removal and replacement of the mulch in the berm alongside building 15. This project will be accomplished by Owners.

-Reseeding; It was noted that reseeded of the park area as well as areas between buildings 10,11, 12 will take place.

-ENPHA 2023 grant was discussed. The Board will submit the landscape projects for ENPHA grant consideration.

#### B. 2023 Projects/ Capital plan review

The capital plan was reviewed and discussed. Projects planned for 2023 include:

- Landscape work (as noted above)
- Asphalt / concrete repair at unit 227 front entry / driveway
- Phase 3 ground drain clog clearing

Asphalt crack seal and seal coating is the primary project for 2024.

C. Owner workdays were discussed. The first owner workday was a success on 6/10/2023. The following workdays will be held 7/8, 8/5, and 9/9/23. It was noted that if the outcome of workdays is close to the same as last year, the HOA will receive \$9,000 from owners who do not participate, and these funds can be put towards projects HOA landscape projects.

D. House rule revisions were reviewed. It was noted that the updated draft rules have been sent to owners, owners have had a chance to review and comment and the Board has reviewed comments. Upon discussion, Cindi motioned to adopt the new house rules, Dave seconded, and with all in favor the motion carried.

E. Snow storage, phase 3; The snow storage area in phase 3, between buildings 14 and 15 was discussed. Snow marking stakes will be installed and the snowplow contractor will be notified to not push snow back into the yard area as it damages the grounds.

### **VIII. NEW BUSINESS**

The following New Business item was discussed:

A. Snow storage, phase 3; The snow storage area in phase 3, between buildings 14 and 15 was discussed. Snow marking stakes will be installed and the snowplow contractor will be notified to not push snow back into the yard area as it damages the grounds.

### **IX. SET NEXT MEETING DATE**

The next Board meeting will take place in September. SRG will poll the Board to set the specific date.

**X. EXECUTIVE SESSION**

There were Executive Session items discussed.

**XI. ADJOURNMENT**

With no further business, the meeting adjourned at 3:44pm

Approved: \_\_\_\_\_ 9-12-23 \_\_\_\_\_