

**HIDEAWAY TOWNHOUSES SUBDIVISION ASSOCIATION
BOARD OF DIRECTORS MEETING
March 20, 2026**

I. CALL TO ORDER

The meeting was called to order at 10:00 am

Board members Hollis Whitson, Andy Heldt, Heather Hogoboom and Matt Mikclovic attended in person. Paul Warbington attended via zoom. A quorum was present.

Owners Present: Dave Diehl unit 330, Al Grabenstein unit 249, Steven Stec unit 316, David Sears unit 247 (zoom), Rick Garcia unit 299 (zoom) and Michael Thomas unit 231 (zoom).

Kevin Lovett 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.

Hollis Whitson presented the Natural Night Sky Committee update. Owners are encouraged to join the NNS team in the park whenever they are outside with the telescopes. There are no planned events at this time.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the September 3, 2025 meeting were reviewed. Andy made a motion to approve the minutes as presented. Heather seconded and with all in favor, the motion carried.

IV. FINANCIAL REVIEW

Financials were reported on as follows:

2025 Fiscal Year end:

December 31, 2025, financials report:

Balance sheet:

\$74,688 in Operating

\$61,337 in Ed Jones Reserves MM

\$190,263 in Alpine Bank Reserves

\$95,000 in Edward Jones Reserves CD

Profit and loss/ Income Statement:

Reports actual year to date expenditures of \$592,997 vs budgeted expenditures of \$623,723 resulting in a year end operating expense underage of \$30,726

2025 Year end operating surplus:

The Board discussed the \$21,055 2025 year end operating surplus. Upon review, Paul moved to transfer the surplus to the reserve fund. Andy seconds and the motion passed.

Year to Date Financials.

January 31, 2026, financials report:

Balance sheet:

\$50,466 in Operating

\$61,699 in Ed Jones Reserves MM

\$205,966 in Alpine Bank Reserves

\$97,000 in Edward Jones Reserves CD

Profit and loss/ Income Statement:

Reports actual year to date expenditures of \$58,311 vs budgeted expenditures of \$61,498.

CD's; The Board discussed the overall investment accounts. Andy recommended reducing the amount of cash in the liquid reserves and move funds into CD's. The Board will review liquidity needs and determine additional amounts to be moved to CD's.

V. RATIFY BOARD ACTIONS OUTSIDE OF A MEETING

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

3-3-26 Unit 211 Sliding glass door replacement request, approved

2-25-26 Unit 211 Parking request, approved

2-17-26 Unit 211 Front door replacement request, approved

1-13-26 CD reinvest, approved

12-15-25 Unit 320 ARC request number 2, approved

12-11-25 ARC Form update, approved

12-10-25 Unit 320 ARC request, approved

12-8-25 Insurance renewal, approved

12-4-25 SRG Property Management agreement renewal, approved

11-13-25 Board of Director officer positions, approved

10-24-25 Appoint Matt Miklovik to the Board of Directors, approved

10-24-25 Accept Cindi Gillespie resignation from the Board of Directors, approved

10-17-25 Unit 241 Door replacement request, approved

10-8-25 Unit 302 hot tub replacement request, approved

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 2026

Landscape Maintenance; Upon review, Andy moved to approve the landscape maintenance proposal submitted by Greenscapes, Hollis seconds and the motion passed. SRG will provide feedback from 2025 landscape season to Greenscapes in efforts to improve service.

Landscape Projects; There are no major landscape projects planned for 2026.

Tree and Turf Treatments; The Board approved the tree and turf treatments as proposed by Ascent Tree Service. SRG will obtain additional information from Ascent to include:

- are there additional aspen trees that should be treated
- with anticipated drought, should we do additional deep root feeding

ENPHA Noxious Weed Program; Hideaway will participate in the 2026 ENPHA noxious weed program.

Landscape Committee; A Landscape Committee will be established. The Board appointed Judy Diehl and Susan Pagliarini as Co-Chairs; additional committee members will be added as the Co-Chairs see fit. Items the committee will be tasked with include:

- review of pre-approved plantings list
- review of the mulched beds
- provide guidance on landscaping items to include recommended mulch depth
- ENPHA Grant project suggestions

EHPHA Grant; The Board will review ENPHA Grant project recommendations from the Landscape Committee and proceed accordingly.

Mulch Policy; The Board discussed mulch policy items. The Board agreed:

- Medium Nugget Brown Mulch is the only mulch to be used at the Hideaway
- There will be no bulk HOA mulch purchase in 2026 unless the Spring Walk Through deems bulk purchase is necessary
- Owners are permitted to buy their own mulch, provided that it is Medium Nugget Brown Mulch.
- The Board will decide if the HOA will buy mulch to be installed in any of the beds.

D. Capital Plan/ Projects 2026/ Future projects and funding; The Board reviewed the Capital Plan.

Possible projects slated for 2026 include:

- Unit decks, back of bldgs.
- Concrete
- Lighting project (street lights)

A walkaround will take place this Spring and all projects will be viewed and prioritized.

E. Owner Work Days; 2026 Owner Work days will take place:

June 6th (Heather will serve as Board member host)

July 11th (Matt and / or Hollis will serve as Board member host)

August 8th (Matt and / or Hollis will serve as Board member host)

September 26th (Andy will serve as Board member host)

The 2026 Work Day program will carry the same guidelines as the 2025 program. The Board moved to appoint all Hideaway Owners as appointed volunteers for work comp insurance purposes. The opportunity exists for Owners to work alternative dates, Owners interested are to email SRG.

It was noted that the ENPHA Owner Work Day is scheduled for June 20th. The ENPHA work day is not mandatory, but as The Hideaway is part of the Eagles Nest development and neighborhood hiking trails, volunteers are welcomed and appreciated. Volunteering for ENPHA Work Day does not qualify for Hideaway Work Day hours.

F. Lighting; The Board discussed lighting at the property:

-Street Light poles; It was noted that All Electric (installer) and Sentry Lighting (supplier) are working to prepare plan and cost estimate for the street light replacement project. The Board will discuss once cost estimates are submitted.

-Individual unit exterior light fixtures; The light fixtures that exist on the exterior of units are the individual unit owner maintenance and replacement responsibility. Currently, Owners wishing to replace their exterior light fixtures are to submit ARC request form to the HOA. Specifications and requirements for such lights are set forth in the Hideaway Rules and the Town of Silverthorne Code. The Board discussed the goals and options for exterior light fixtures and agreed to include this discussion in the overall HOA vs. Unit Owner Maintenance Responsibility review.

VIII. NEW BUSINESS

The following New Business items discussed.

A. HOA vs. Unit Owner Maintenance Responsibility; The Board discussed Owner Maintenance Responsibility. This includes How decisions are made, When is ARC submittal required and Creating check list of HOA items that are scheduled each year. Andy presented materials for review to include a list of items to be investigated. Each Board member volunteered to review specific items as noted:

Lighting; Andy
Game and Other Cameras; Hollis
Decks; Paul
Berms; Andy
Landscaping; Andy
Radon Mitigation; Matt
Items on roofs; Matt
Vents; Heather
Skylights; Paul

The Board will plan to meet in a work session to discuss. The goal is to create an overall summary complete with clarifications and checklists and then discuss with the Owners. All items must be compliant with the HOA Governing Documents.

B. Communication to Owners; A Spring Communication will be prepared and sent to Owners.

C. Traffic Safety; The Board agreed to discuss “traffic safety” at the next Board meeting.

IX. SET NEXT MEETING DATE

The next Board meeting will be held Monday June 8th at 2:00 pm.

X. EXECUTIVE SESSION

There was no executive session.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 1:05 pm.

Approved: _____