

**HIDEAWAY TOWNHOUSES SUBDIVISION ASSOCIATION
BOARD OF DIRECTORS MEETING
March 11, 2024**

I. CALL TO ORDER

The meeting was called to order at 4:02 pm

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

Owners Present: Hollis Whitson Unit 223, Carl and Heidi Froehlich Unit 213, Jeff Duchin Unit 314 and Heidi Westbrook Unit 221.

Kevin Lovett and Armani Zangari 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. She noted that the 1st event of the season will be an eclipse viewing event and the Committee invites all Owners to attend for a viewing of the eclipse. Hollis distributed an updated Dark Sky brochure. Hollis also noted that the towns in the county have taken notice of the NNS Committee workings and have expressed interest in expanding their tourism efforts related to the Night Sky.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the September 12, 2023 meeting were reviewed. Dave made a motion to approve the minutes as presented. Paul seconded and with all in favor, the motion carried.

IV. FINANCIAL REVIEW

Financials were reported on as follows:

Year to Date Financials.

January 31, 2024 financials report:

Balance sheet:

\$48,685 in Operating

\$51,834 in Ed Jones Reserves MM

\$127,308 in Alpine Bank Reserves

\$90,489 in Edward Jones Reserves CD

Profit and loss/ Income Statement:

Reports actual year to date expenditures of \$56,121 vs budgeted expenditures of \$52,770 resulting in a year to date operating expense overage of \$3,351. (6.3%)

V. RATIFY BOARD ACTIONS OUTSIDE OF A MEETING

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

1-28-24 Unit 229 ARC slider door replaced, approved

12-19-23 2024 updated budget, approved

12-29-23 House rules update, grill prohibition due to insurance, approved.

12-12-23 HOA insurance renewal with CAU, approved

11-15-23 Annual owner meeting post meeting email to owners, 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. A recent request from unit 308 for a window replacement was discussed. The owner has already submitted a sample of the trim which the board approved. The owners will be asked to submit a window sample to make sure it looks uniform under all lighting. Hollis in 223 noted that she has used the same brand of window for her replacement.

VII. OLD BUSINESS

The following Old Business items were discussed:

A. Landscape Plans 2024

Landscape Maintenance; The RFP/ Scope for 2024 Landscape maintenance services was reviewed. SRG will distribute the RFP to landscape companies and obtain proposals.

Landscape Projects; The primary landscape project planned for 2024 is mulch replacement in the “Kestrel Berm”. In addition to funds allocated in the Capital Reserve fund for this project, the Board agreed that funds collected from the 2023 Owner Work Day program would be put towards this project. SRG will work to obtain a cost estimate for 1, just removal and disposal of the existing mulch and 2, a proposal for removal and disposal of existing mulch and installation of new mulch. Existing weed fabric will remain in place and new weed fabric will be installed in areas that do not have weed fabric in place.

Tree and Turf Treatments; Upon review, the Board approved acceptance of the Ascent Tree and Turf services proposal for 2024 treatments (it was noted that the 2024 proposal was for the same services at the same cost as 2023 treatments).

ENPHA Noxious Weed Program; The Board agreed to not participate in the 2024 ENPHA noxious weed program.

B. Bird Prevention Sprayers; The Board discussed bird prevention to include an option for deterrent “sprayers”. The Board agreed to not pursue this option and to instead address any bird issues on a case-by-case basis.

C. Unit 269 gutter request; Unit 269 requested the replacement of existing 5” gutters/ downspout system on the front of the unit with new 6” gutters to help collect water run off during heavy rains. Upon review, the Board agreed to not pursue this as all of the units at the Hideaway have 5” gutters and it is not believed that the 6” gutters will actually improve the collection.

D. Capital Plan/ Projects 2024/ Future projects and funding; The Board reviewed the Capital Plan.

Projects slated for 2024 include:

-Asphalt Crack seal / seal coat and patching; Proposals will be obtained for asphalt crack sealing, seal coating and any needed patching for 2024.

-Decks; Buildings 10, 11 and 12 have elevated trex decks sitting on a wood joist support system. Funds are allocated for some (not all) repairs to these decks. The decks will be inspected for repair.

-Concrete; Concrete will be viewed to determine if any concrete repairs are needed this year.

-Landscaping; as noted above, funds are allocated for the mulch replacement on the Kestrel Lane berm.

Future Funding; It was noted that roof replacement is a large expense item slated for 2035. Projections show a large deficit in 2034 associated with the roof replacement project. The Board recognizes this deficit and discussed options to address. Upon discussion, the Board agreed to propose a \$125 per unit per month increase to monthly dues effective with the 2025 budget with the \$125 going towards the reserve fund. It was noted that forecasted operating expenses will be reviewed during the regular budget process which may necessitate an increase in addition to the \$125 increased funding for reserves.

E. Owner Work Days; 2024 Owner Work days will take place on June 8th, July 6th, August 3rd and September 21st. The 2024 Work Day program will carry the same guidelines as the 2023 program. The Board moved to appoint all Hideaway Owners as appointed volunteers for work comp insurance purposes.

VIII. NEW BUSINESS

There were no New Business items discussed:

IX. SET NEXT MEETING DATE

The next Board meeting will take place after June 11, 2024. SRG will poll the Board to set the date.

X. EXECUTIVE SESSION

There was no executive session.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 5:59

Approved: 6-13-24