

**HIDEAWAY TOWNHOUSES SUBDIVISION ASSOCIATION
BOARD OF DIRECTORS MEETING
June 8, 2026**

I. CALL TO ORDER

The meeting was called to order at 2:05 pm

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

Owners Present: Rick Garcia and Gretchen Norton unit 299 (zoom) and Aaron Pettine unit 201 (zoom).

Kevin Lovett was 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 is a Night Sky Event taking place at the Dillon Amphitheater on July 11th.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the March 20, 2026 meeting were reviewed. Paul 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:

Year to Date Financials.

April 30, 2026, financials report:

Balance sheet:

\$31,972 in Operating

\$62,232 in Ed Jones Reserves MM

\$263,200 in Alpine Bank Reserves

\$97,000 in Edward Jones Reserves CD

Profit and loss/ Income Statement:

Reports actual year to date expenditures of \$210,547 vs budgeted expenditures of \$233,835.

CD's; The Board discussed the overall investment accounts. \$100,000 has been identified to either be moved into a liquid Money Market account or a series of CD's. Interest rates will be compared and the Board will decide via email.

V. RATIFY BOARD ACTIONS OUTSIDE OF A MEETING

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

- 6-4-26 Unit 320 storm door replacement request, approved
- 6-1-26 Unit 215 remove leaning aspen tree, approved
- 5-21-26 Unit 295 light fixture replacement request (version 3), approved
- 4-26-26 Unit 320 ARC request (landscape cleanup behind unit), approved
- 4-25-26 ENPHA Grant Project submittal, approved
- 4-3-26 Investment of Reserves Policy, 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. ENPHA Grant Project; The Hideaway HOA has been awarded the Grant from ENPHA for the pollinator garden project. The Board discussed the location of the improvement to include the function of the berm to control snow storage run off. Upon discussion Andy moved to proceed with the project and accept the grant; Heather seconds and the motion passes. The garden layout will be plotted out and reviewed with Greenscapes prior to installation.

B. Mulch; The Board discussed mulch at the property. The Board agreed that at this time mulch is the preferred bed cover. The Board discussed HOA providing mulch for individual unit use; upon discussion, Matt moved that the HOA will NOT provide mulch for individual unit use, Andy seconds and the motion passed. The HOA will purchase one pallet (approximately 70 bags) for HOA use. It was noted that Owners wishing to install mulch are to follow the landscape maintenance guidelines and use a brown "medium size" colored mulch.

VIII. NEW BUSINESS

The following New Business items discussed.

A. Lighting; Street Lights. The Board reviewed the proposal to replace the existing original street lights. Upon discussion Heather moved to approve moving forward with the lighting project and replace 11 light fixtures; the street light near the phase 3 dumpster that does not provide adequate light will be removed and electric will be capped

for possible future use; a motion sensor / solar powered light will be installed at each dumpster; Matt seconds and the motion passed.

B. Lighting; Unit exterior porch lights. Owners wishing to replace their individual unit exterior porch lights must submit ARC request and receive HOA approval prior to any purchase/ install.

C. Site Walk Review; The notes and action items from the site walk were reviewed.

D. Capital plan and projects; The Board reviewed the capital plan and discussed projects for this summer.

Touch up painting; All colors will be touched up throughout the complex. Any missing wood siding shakes will also be replaced and painted. It was noted that repairs will be made to wood trim around garage entries as needed, using epoxy/ wood filler approach. The Capital plan has a \$10,000 budget allocation for this project in 2026.

Roof inspection and maintenance; All roofs will be inspected (unit vent screen and maintenance needs will be reported on) and minor maintenance completed. Gutter and downspout repairs will also be completed. The Capital plan has a \$10,000 budget allocation for this project in 2026.

Concrete; Proposal to complete replacement of unit 332 back patio, unit 314 front sidewalk and unit 308 front sidewalk are pending. The Board will review once received. The Capital plan has a \$12,000 budget allocation for this project in 2026.

Asphalt; Proposal to level out the sewer manhole “bulge” in phase 2 and patch in front of 340/342 are pending. The Board will review once received. The Capital plan has a \$5,000 budget allocation for this project in 2026.

Trees; The tree behind 249 will be trimmed, the leaning aspen tree at 213 will be removed and the tree near unit 225 will have the “scar” inspected and treated.

Dumpster, phase 2; Carpentry repairs at the phase 2 dumpster will be completed.

Decking; Proposal to replace the decking at unit 324 is pending. The Board will review once received. The Capital plan has a \$10,000 budget allocation for this project in 2026.

Irrigation head move; The irrigation head at unit 332 back patio will be relocated.

E. Traffic; Traffic through the complex was discussed. A note will be included in the next communication to Owners reminding them to travel at reasonable speed and to be cautious of pedestrians, children and pets and for pedestrians and parents, please take responsibility for your own exposure.

F. Working Capital; The Board discussed working capital. As stated in the Declaration, the Hideaway HOA collects working capital at sale of unit. The Board discussed options to adjust the working capital in efforts to collect more revenue to be put towards future projects. An adjustment to the working capital will require legal counsel and an amendment to the Declaration. At this time, no action will be taken.

G. Carpenter Ants; Carpenter ants were noticed at this past Saturday's owner work day near the phase 2 dumpster enclosure. A communication will be sent to all Owners asking Owners to keep an eye out for carpenter ants and to report any signs of carpenter ants (such as saw dust piles) to the HOA.

H. Drainage pipe at unit 255; The Board discussed the drain pipe at 255. This pipe is large, very heavy and per the current use, must be moved into place each fall and then removed each spring. The Board agreed to permanently install the pipe and bury it at the next Owner Work day.

I. Communication to Owners; A communication to include the following will be sent to all Owners:

- Mulch

- No "non-organic" items to be placed on grounds/ in berms

- Bear sighting (no bird feeders)

- Traffic

- Carpenter Ants

- Smoking/ smells (windows open in summer)

- Water restrictions

- Dogs (leashed/ pick up after)

- Work Day dates

IX. SET NEXT MEETING DATE

The next Board meeting will be held Monday September 14th at 2:00 pm.

X. EXECUTIVE SESSION

There was no executive session.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 4:25 pm.

Approved: 9-14-26