

**HIDEAWAY TOWNHOUSES SUBDIVISION ASSOCIATION
BOARD OF DIRECTORS MEETING
September 12, 2023**

I. CALL TO ORDER

The meeting was called to order at 4:00 pm

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

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.

Owners David Sears of unit 247, Steven Stec of unit 316 as well as Hollis Whitson of unit 223 attended the meeting.

Hollis Whitson presented the Natural Night Sky Committee update. She noted that they held one pop up event this past summer which was well attended.

III. APPROVE PREVIOUS MEETING MINUTES

The minutes from the June 15, 2023 meeting were reviewed. Paul 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.

July 30, 2023 financials report:

Balance sheet:

\$61,282 in Operating

\$50,000 in Ed Jones Reserves MM

\$83,276 in Alpine Bank Reserves

\$90,489 in Edward Jones Reserves CD

Profit and loss/ Income Statement:

Reports actual year end expenditures of \$311,272 vs budgeted expenditures of \$335,600 resulting in a year end operating expense underage of \$24,327. It was noted that the great majority of this reported expense underage is due to timing of invoices, and the actual expense underage is closer to \$1000.

SRG will follow up with Waste Management and Timberline Disposal re trash removal pricing.

2024 Budget.

The 2024 Budget was discussed. Each expense line item was reviewed in efforts to decrease overall projected expenses. Insurance coverage and premium was discussed as this is the single largest area of projected increase. Overall, an 8% increase to monthly dues (which will increase monthly dues from \$545 per unit per month to \$590 per unit per month) was proposed. Upon review, Paul moved to approve the budget as presented to include the 8% increase to Owners for ratification at the 2023 Annual Owner Meeting; AI seconds and the motion passed.

V. RATIFY BOARD ACTIONS OUTSIDE OF A MEETING

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

- 6-16-23 Unit 261 Window replace request, approved
- 6-27-23 Unit 273 Tree planting request, denied
- 7-8-23 Unit 213 Garage door replace request, approved
- 7-10-23 Unit 213 Window and Slider door replace request, approved
- 7-17-23 Unit 271 Storm door replace request, approved
- 7-27-23 Unit 201 Garage sale request, approved
- 7-25-23 Unit 320 Hot tub replace request, approved
- 8-23-23 Unit 299 Window replace 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. A recent request from unit 314 for hot tub replacement was discussed. The owners will be asked to submit an updated engineering inspection of the deck structure to ensure it is adequate to support the hot tub.

VII. OLD BUSINESS

The following Old Business items were discussed:

A. Landscape 2023; 2023 Landscape projects were discussed. It was noted that overall summer landscape work has been a success with many projects accomplished. Use of weed barrier fabric for future mulch bed projects was discussed and the Board agreed for future projects to not remove any existing weed fabric when remulching, but to not add any new weed fabric. Dave Diehl, John Gillespie were thanked for their extraordinary above and beyond work around the property.

B. ENPHA Landscape Grant; It was noted that ENPHA has awarded the Hideaway Landscape Grant funds for 2023. This is great news and funds will be used to offset the cost of improvement projects completed.

C. Owner Work Days; Al presented the preliminary Owner Work Day participation report. Al noted 43 units have met or exceeded their 8-hour requirement, 4 units have submitted some but less than the 8 hours and 31 units did not submit any hours. Units that did not submit hours will be billed accordingly and this is anticipated to generate an approximate \$9900 to the HOA which will be used to offset landscape improvement project expenses. It was noted that 533 total hours have been submitted to date which equates to an overall HOA expense savings of nearly \$32,000. All Owners were thanked for their participation.

D. House Rule update; It was noted that the House Rule update has been completed. Andy Heldt was thanked for his efforts.

E. Low Temp Alarm inspection; Low temp alarm inspection was discussed. Upon discussion and per input from the Security company, the Board agreed to complete the inspection every other year. 2023 inspection will be skipped as the low temp alarms were inspected in 2022 and the next inspection will take place in 2024. Relocating of the low temp sensors in units will be considered for any units with continual "false alarms".

VIII. NEW BUSINESS

The following New Business items were discussed:

A. Snow plowing; Snow plowing for 2023-24 was discussed. Bids are pending. SRG will send bids to the Board for review as soon as they are received.

B. 2023 Annual Owner Meeting; The 2023 Annual Owner meeting is scheduled for November 11, 2023. The official meeting notice will be sent to owners October 11.

C. Barriers in back yards; It was noted that there are barriers impeding access around the backs of some units in buildings 1-6. Unit Owners with barriers will be contacted and barriers will be removed for fire access and safety.

D. Exterior light fixtures; Exterior light fixtures will be discussed at the next Board meeting.

IX. SET NEXT MEETING DATE

The next Board meeting will take place after the 2023 Annual Owner Meeting.

X. EXECUTIVE SESSION

There were no Executive Session items discussed.

XI. ADJOURNMENT

With no further business, the meeting adjourned at 5:21 pm

Approved: _____ 3-11-24 _____