



Welcome Home



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2021 Town Council

Jeffrey Mousseau, President

John Ahrens, Vice President

Kristin Kyle-McQuesten, Treasurer

Jeremy Chase, Secretary

Kristin Brooks, Director (January-November)

HSTA Staff

Lisa Ahrens, Town Manager

Pam Peters, Assistant Town Manager

Scott Alexander, Site Supervisor

Virginia Buford, Town Coordinator

Hidden Springs Town Association

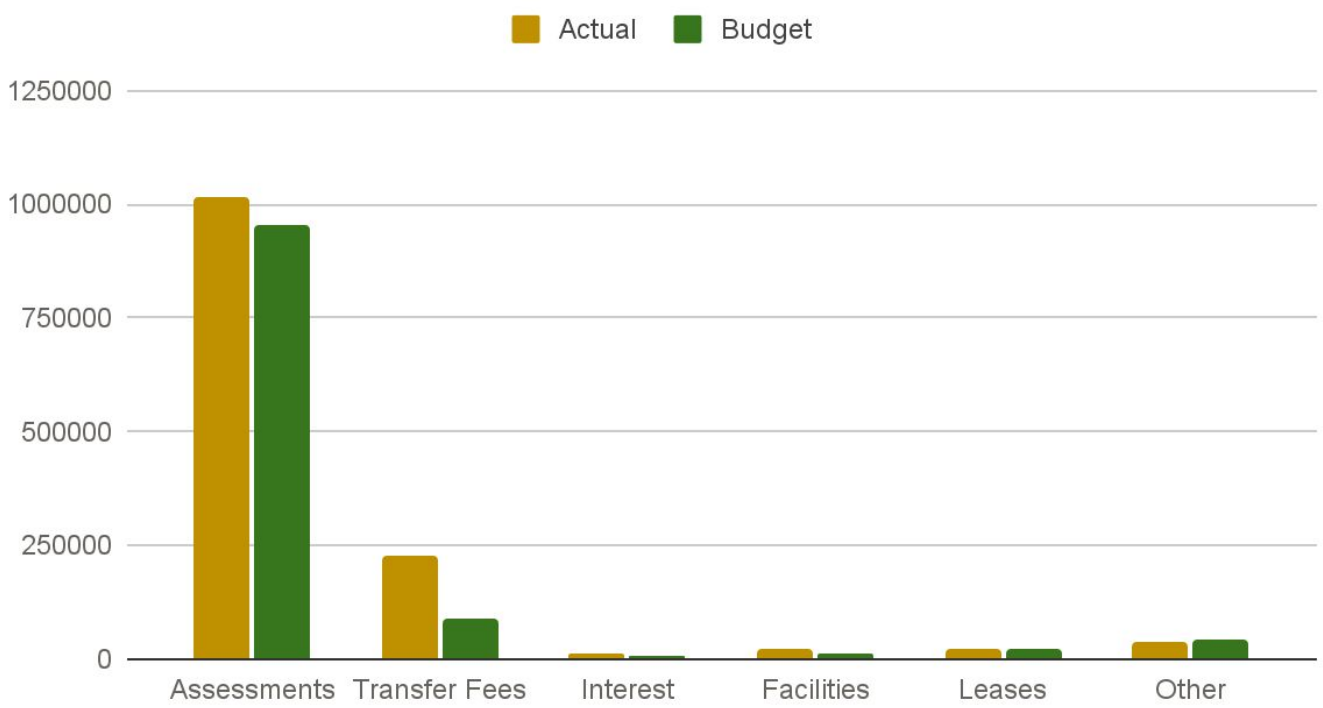
Annual Report / December 13, 2021



Association Income Sources



HSTA Income: 2021 Actual / 2021 Budget



Income Detail (Jan-Nov Actuals/Dec Forecast)

ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
Assessments	\$276 per lot per quarter. Actual higher than plan due to timing of Q12021 Assessment Due Date error. Delinquent Accounts total \$20,717.61 as of 11/30/2021.	\$1,013,861	\$953,073
Transfer Fees	½ of 1% of the gross selling price. 50 homes transferred owners as of 11/30/2021 with 6 sales pending. Refer to Exhibit A.	\$226,861	\$90,000
Interest	FDIC Insured Investments. Interest income is from ID Trust CDs and Raymond James Investment Accounts.	\$10,956	\$6,664

Income Detail (Jan-Nov Actuals/Dec Forecast)

ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
Facilities	Clubhouse and Barn rental income (offsets some of the maintenance costs) 67 Barn (14 Weddings) and 20 Clubhouse.	\$23,813	\$12,000
Leases	CTC and Cell Tower Leases. Association leases land to CTC and SBA Communications (Agreements date back to the Developer of Hidden Springs).	\$22,579	\$24,734
Other	HSSC Oversight, Set Up Fees, Late Fees, Legal Fee Reimbursement, Misc. HSSC project management and administration; new owner set up; late fees, reimbursement of legal fees; miscellaneous income (i.e. access card replacement, mailbox lock & key sets etc.)	\$40,084	\$40,719
TOTAL		\$1,338,154	\$1,127,190

What do HOA Dues Pay for?



Staff & Open Space Consultant



Community Operations & Maintenance



Administration



Open Space Operations & Maintenance



Office



Site Repairs & Improvements



Community Programs & Services

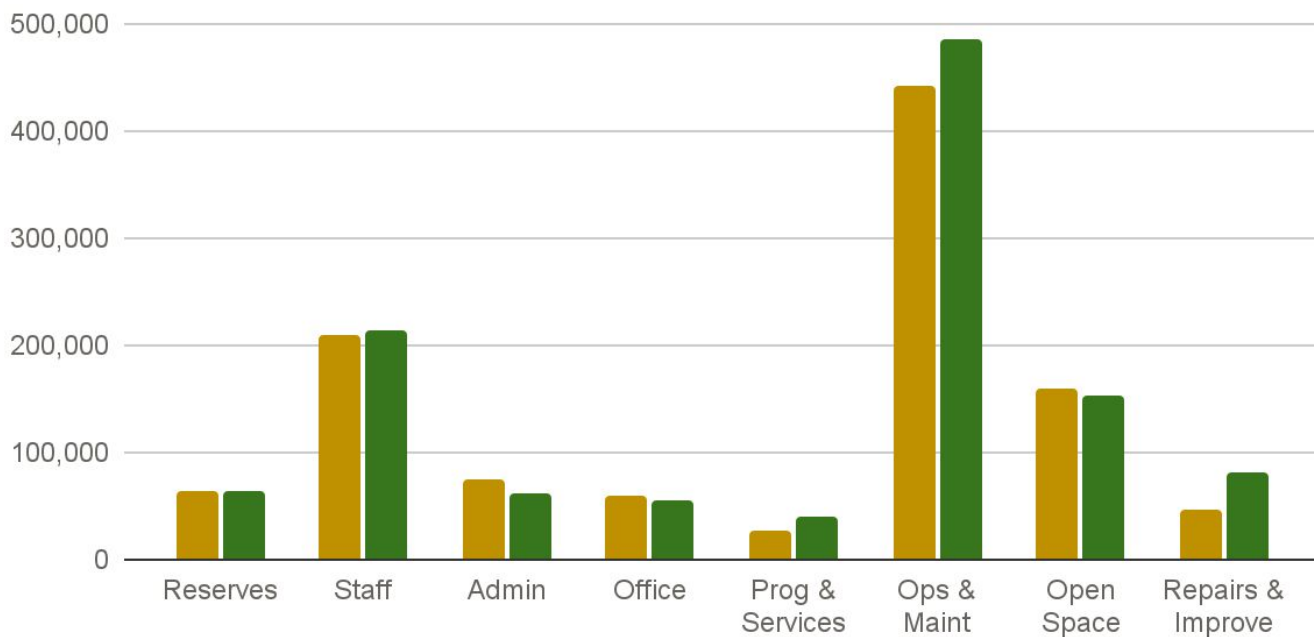


Reserves

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HSTA Expenses: 2021 Actual / 2021 Budget

Actual Budget





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Expense Detail (Jan-Nov Actuals/Dec Forecast)

	ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
	Depreciation	Reserves	\$64,368	\$64,368
	Staff	Payroll, Payroll Taxes, ADP Service, Workers Compensation Insurance, Open Space Manager. Actual lower than plan. Reduction in Payroll, Payroll Taxes, Workers Comp Insurance and ADP Service Fees with fewer employees.	\$208,491	\$213,196
	Administrative	AMI Management Fee, Insurance, Tax Preparation, Financial Review, Legal Fees, Supplies, Printing and Postage. Actual higher than plan due to, addition of special event commercial liability insurance, North Star Reserve Study and unplanned legal fees.	\$74,693	\$62,164

Expense Detail (Jan-Nov Actuals/Dec Forecast)

	ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
	Office	Town Office and Postal Room Leases, Phones, Internet, Copier, Office Equipment and Furniture. Actual higher than plan due to more than budgeted property tax increase for Office/Mail Room leased spaces and higher than planned office equipment costs.	\$59,803	\$54,825
	Community Programs & Services	Events, Programs, Website, Event and Program Sponsorships (YMCA, Hidden Springs Library). Actual lower than plan due to vendor bookings from 2020 rolled over to 2021 due to COVID restrictions, cancellation of September concert due to COVID and addition of Cartwright Ranch Town Association Sponsorship Contribution to events budget.	\$27,348	\$40,684

Expense Detail (Jan-Nov Actuals/Dec Forecast)

	ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
	Operations & Maintenance	Subcontracted Landscape, Streetlight Repairs, Snow Removal, Utilities (Water, Power, Gas, Trash, Cable), Pest Control, Vehicles, Heavy Equipment Maintenance, Tools, Light Equipment Maintenance, Chemicals, Supplies, Fuel, Landfill Fees, Fitness Equipment Inspection and Service, Facility Cleaning, Janitorial Supplies, Pool Service, Pool Supplies, Access Control and Cameras. <i>Actual lower than plan.</i>	\$440,897	\$485,932
	Open Space	Operations and Maintenance, Repairs, Farm, Agricultural Fields, Vehicles, Equipment, Chemicals, Trails. <i>Actual slightly higher than plan due to cleaning out 3 phases of the storm water culvert from Dry Creek to the Wetlands, instead of 2.</i>	\$158,497	\$152,929

Expense Detail (Jan-Nov Actuals/Dec Forecast)

	ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
	Site Repairs & Improvements	Buildings, Structures, Fences, Trails, Facilities, Parks, Clubhouse, Fitness Center, Pools, Irrigation System, Trees, Other Plantings. <i>Actual lower than plan as repairs were minimal and tree treatments split between 2021 and 2022.</i>	\$47,160	\$81,375
	TOTAL		\$1,081,257	\$1,155,473

2021 Capital Improvement Projects


- 01 **S. Meadow Park** Replaced and improved the concrete stage - **COMPLETE**
- 02 **Parklane Park** Updated landscaping to be low maintenance and cost efficient - **COMPLETE**
- 03 **Play Park Equipment** North Meadow, Parklane, Village, Schaffer & Schicks - **COMPLETE**
- 04 **IN PROGRESS** Clubhouse, Andy's Gulch, & Town Ridge **Asphalt Repairs**
- 05 **IN PROGRESS** S. Meadow: repair exterior stone; **DELAYED** new pool covers **Pool Repairs**

2021 Other Projects

- 01 **Reserve Study** Conducted by North Star Reserves for 2022 Fiscal Year - **COMPLETE**
- 02 **Brand Refresh** Refresh and improved visual communication - **COMPLETE**
- 03 **Open Space Repairs** Storm channel clean out Dry Creek to Wetland - **COMPLETE**
- 04 **Misc Site Repairs** Community sign, removal of dead trees, split rail fence repairs - **COMPLETE**
- 05 **IN PROGRESS** Website and email communication platform **Website**

2022 Capital Improvement Projects

- 01** **Add Green Spaces** Additional areas to be watered with the production of more reuse water
- 02** **S. Meadow Pool Repairs** Replace seal around mushroom pool & replace dislodged tiles
- 03** **Upgrade Security Camera Equip** Upgrade cameras for better visibility & identification
- 04** **Air Sanitizer Fitness Room** Install Bipolar Ionization and mini-split to improve air quality & flow
- 05** **Split Rail Fence** With DCHS, replace 2-level with 3-level split rail fence to help with trespassing & vandalism



2021
HSTA Reserve
Study

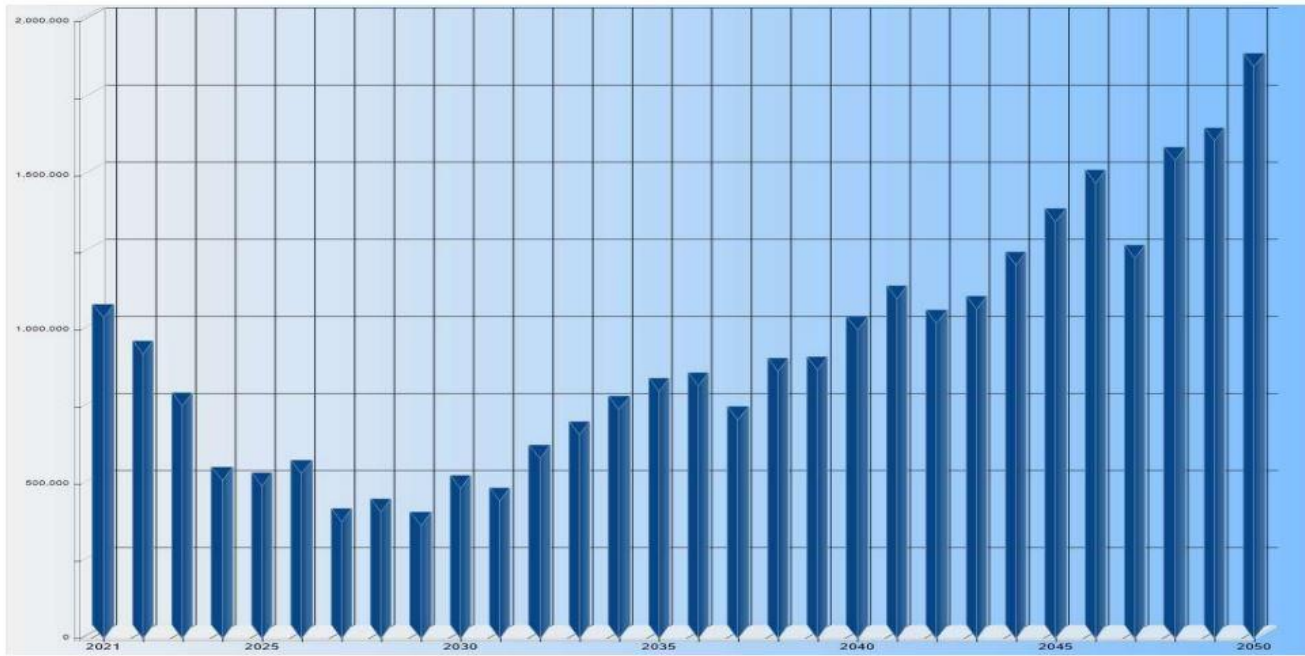
Purpose of a Reserve Fund

- The intention of the Reserve Study was to forecast the Association's ability to repair or replace major components as they wear out in future years.
- Study included an on-site inspection, life and valuation assessment with estimates which culminate to the association fund status and funding plan. The inspection included items that have a remaining useful life of less than 30 years and value greater than approximately \$5,000.
- The “Cash Flow Method” was used to develop the reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserved fund.
- Reserves can be funded by annual excess carryover or planned budget.

Reserve Study Assessment

- A 3% inflation rate is assumed.
- Based on the 30 year cash flow projection (current contribution level):
 - ✓ HSTA: Planning for 50% threshold funding, the Association reserves appear adequately funded with modest contribution increases needed every 3 years.
- Association Members may request a Reserve Study Summary from the Town Office for both Hidden Springs Town Association and the Sewer Company.
- The 2022 Association budget was built with the recommended reserve contribution.
- Annual Reserve Study Review with North Star Reserves prior to budget preparation to make sure the Association is tracking according to the funding model.

Balance Flow - Chart (30 Year in View)



Percent Funded - Cash Flow - Annual

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
100% Funded	1,101,058	1,204,616	1,221,069	1,051,425	1,054,044	1,103,049	966,014	1,028,380	999,908	1,142,510
Percent Funded	94.24%	76.21%	61.54%	48.46%	46.50%	48.19%	38.84%	39.59%	36.32%	42.26%
Begin Balance	1,037,594	918,056	751,400	509,522	490,167	531,524	375,171	407,100	363,157	482,875
Contribution	200,000	140,000	140,000	140,000	161,000	161,000	161,000	185,150	185,150	185,150
Average Per Unit	232	162	162	162	187	187	187	215	215	215
Percent Change	0.00%	-30.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%
Special Assessment	0	0	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	319,538	306,656	381,877	159,354	119,643	317,353	129,070	229,093	65,432	225,539
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	918,056	751,400	509,522	490,167	531,524	375,171	407,100	363,157	482,875	442,486

HOA Assessments (aka Dues)

- The HOA Annual Assessment for 2022 is \$1,104, no change from 2021.
- Refer to the HSTA Expense Detail for everything included in the operation of the community, repair and improvement projects and reserve funding.
- The goal has always been to keep Assessments as low as possible, with conservative increases when needed while continuing to provide operations, repairs and replacements at a level and standard residents expect and enjoy.
- Refer to Exhibit B1-3 for the history of increases from 2006 to 2022.

TOP TEN MOST COMMON CC&R VIOLATIONS



CC&R Enforcement

- CC&R Enforcement is required by the governing documents. Governing documents are the legal documents everyone accepted and signed when they purchased their home in the Hidden Springs Town Association. The Bylaws, the Master Declaration of Covenants, Conditions & Restrictions (CC&Rs) and Residential Design Guidelines (RDG) detail the responsibilities and obligations of all members, residents, Town council and staff employed by the Association to carry out the duties outlined in the documents.
- The documents can be amended. For any proposed amendment to take effect, amendments must be voted on at an annual or special meeting and must receive an affirmative vote of more than two-thirds ($\frac{2}{3}$) of the total voting power of the Town Association as cast by the members, refer to Bylaw Section 7, CC&R 3.11.

CC&R Enforcement Procedure

- The HSTA conducts routine inspections of the community with instances of non-compliance documented and logged.
- First, a **Courtesy Reminder** is mailed to to serve as notification that something is out of compliance and needs to be addressed.
- Upon the next inspection or if a Courtesy Reminder has been sent previously for the same issue, a **Level One Covenant Infraction letter** will be mailed. The homeowner has seven (7) days to correct the situation or contact the Town Office to arrange for an acceptable timeframe and plan to remedy the violation.
- If no attempt at correction is made within the seven (7) day period, the matter will be turned over to an attorney who will issue a **Second Covenant Infraction Letter**. Pursuant to the governing documents, the homeowner's account will be charged for the attorney fees associated with the second notice.
- If a homeowner refuses to comply after the second notice, the Association may take legal action to force compliance. Pursuant to the governing documents, all legal fees associated with this action (as well as any other damages incurred as a result of a homeowner's failure to comply) will be assessed to the homeowner.

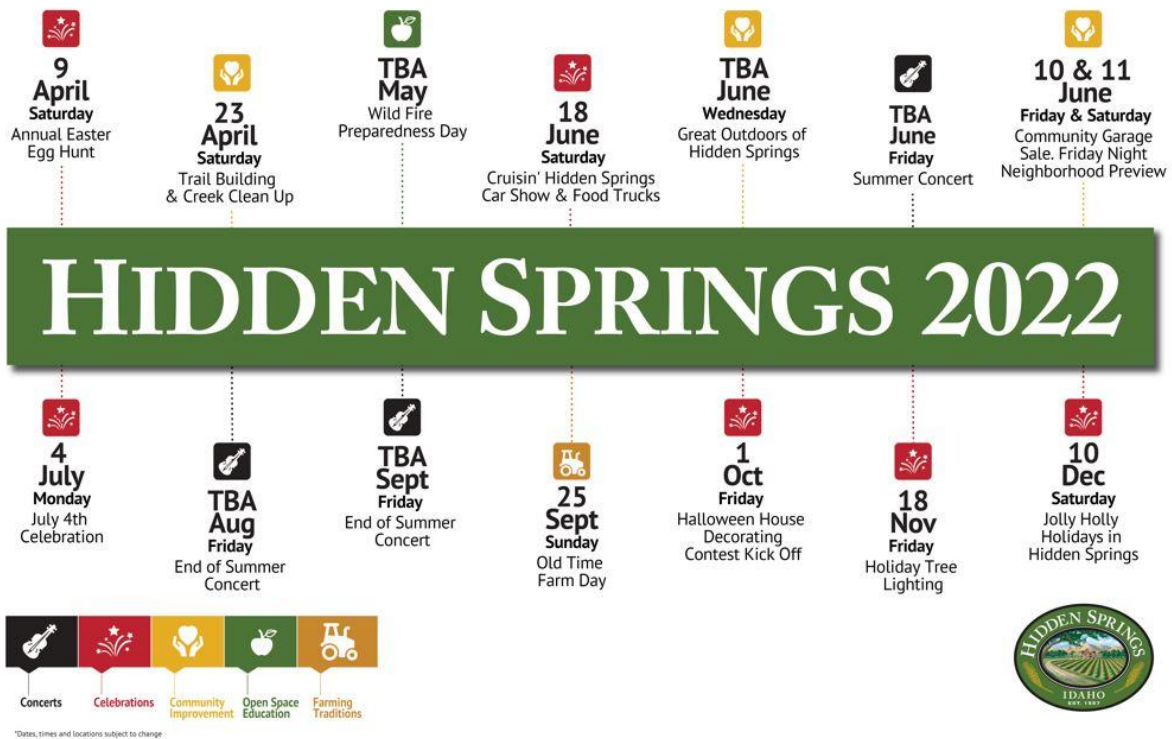


Hidden Springs Town Association Community Events



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Dates are not final and subject to change.

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Volunteer Boards & Committees



Town Design Review Board (TDRB)

Cindy Barney, Designer

Robert Powell, Architect

Jared Schmidt, Architect

Barry Semple, Civil Engineer

Brian Stuhr, Landscape Architect & Urban Design

Greg Ugrin, Architect

Improvements

- Per the governing documents, improvements require design review as set forth in the Residential Design Guidelines, Section 5.0 and Master Declaration of Covenants, Conditions & Restrictions 6.1. This is not a new process or procedure and has been a requirement since the governing documents were drafted in 1997.
- Improvements are defined in the CC&Rs, Section 10.47 and includes both original improvements existing on the property and all later changes and improvements.
- Town Design Review Board meetings are held monthly.

Xeriscape Guidelines for Front and Back Yards



The Town Design Review Board is supportive of water conservation and landscape plans to reduce the ratio of lawn to shrub beds and/or a xeriscape design for front and back yards provided the plans meet the requirements in the Residential Design Guidelines.

In response to water conservation recommendations from Suez as well as residents interested in xeriscape options, the TDRB is in the process of identifying a Landscape Architect to prepare Xeriscape guidelines for front and back yards (Landscape/design professional recommendations, subsurface preparation, drainage, approved ground coverings and plantings) to help residents interested in modifying their yards (front or back) with water conservation in mind.

Xeriscape Guidelines for Front and Back Yards

Improvements including changing landscape in the front and back yards requires Town Design Review Approval.

Xeriscape and/or rock parkway strips are not allowed per the governing documents. Hidden Springs Residential Design guidelines (RDG) stipulate that “Each Owner shall landscape and irrigate the parkway in front of their Home site utilizing an approved sod. Gravel, lava rock, or extensive paved surfaces (excluding normal driveway access and entry pathways) will not be permitted.” (2-16) (CC&Rs 6.1 Improvements 6.4 Landscaping and 5.0 RDG Design Review Procedures).

Landscape plantings should consist of a few different varieties and types in order to create a more unified rather than fragmented landscape (RDG Section 2.8 / 2-14). The front yard area on each Homesite must be landscaped with approved plant materials which augment the adjacent street landscape. Lawns utilizing an approved seed or sod are encouraged. Gravel, lava rock, or extensive paved surfaces will not be permitted (RDG Section 2.8 / 2-15)



Open Space Committee

Committee Chair

Chuck Vertrees

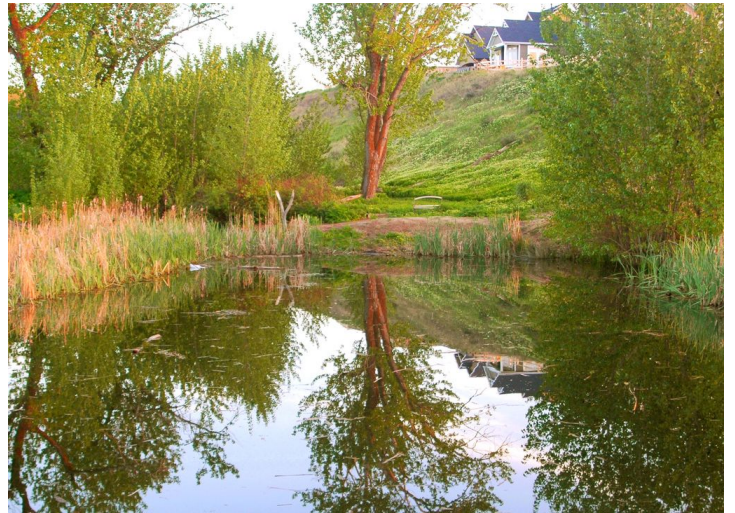
Open Space Consultant

Oren Thomas

Land Trust of the Treasure Valley

Appointed Members

Dan Anderson, Kahle Becker, William Junk,
Kim Lyons, Clint McCaleb, Don Murray,
Paul Ostler, Eddy Petranek, Tae Swoboda



Open Space Update

- Ridge to Rivers completed the Barn Owl Trail extension
- Working on reroute to improve the South Trail
- Firewise Certificate Renewal
- AARP Grant for all weather trail
- Noxious Weed Mitigation fall and spring applications
- Phased clean out of culverts and drainage from Dry Creek to Wetland



Open Space Update

- Events
 - Community Clean Up and Trail Maintenance
 - Wildfire Preparedness Day
 - Great Outdoors of Hidden Springs
- Bike Park Improvements



Winter Trail Use

Wet weather conditions often mean muddy trails! Residents are encouraged to make responsible decisions when considering hiking and biking community trails in the winter.

It is very easy to find yourself on trails that you shouldn't be on during the winter. If you are leaving tracks, walking off-trail to avoid mud or finding a lot of "trail" stuck to your shoes, boots or tires, it is too muddy. Turn around to save trails from damage, erosion and countless volunteer hours in repair. Current trail conditions are available daily at www.ridgetorivers.org.



Winter Trail Use



The Landslide Loop Wildlife Management Seasonal Closure is in effect from 12/1/2021-3/31/2022. Signs are posted and coincide with Avimor for consistency in the region.

Please respect these trail closures. These closures are agreed upon by all the trail and land managers in our area including: HSTA, Avimor, BLM, Ada Co. IDF&G and R2R and will really help wintering wildlife in our area. Honoring the closures will also help our efforts for future trail corridors through important wildlife areas.

Community Farm Update

We are so grateful to the current Community Farm leaders, Sharon Halvorsen, Laurel Dow, and Stacy Olmstead, for the long hours and hard work they put into making the community farm successful, in spite of the obstacles caused by the pandemic and abnormal weather. They, and a small team of dedicated volunteers, made the farm something our community can be proud of. After several years in leadership positions, Sharon, Laurel, and Stacy have decided to resign their leadership role, but are excited to still be active volunteers at the farm.



Community Farm Update

- With the resignation of the current leaders and no others able to take on the role(s), the Association has hired Lyndsey Mulherin, Whistlepig Farm, to take on a leadership role working with community volunteers to provide u-pick and educational events at the community farm.
- The success of the community farm is dependent on volunteers! Watch for more details on how you can get involved with the farm in 2022!



Whistlepig Farm Consultant

Whistlepig Farm is a small farm growing pesticide-free vegetables and herbs locally in Boise's Dry Creek Valley.

Whistlepig Farm is owned and operated by Lyndsey Mulherin, a first-generation farmer practicing no-till regenerative agriculture on one acre.

Whistlepig Farm brings local produce direct to customers through a seasonal CSA membership program, online farm store, and local farmers markets.

Follow Whistlepig Farm online @whistlepigfarmco and at drycreekgrowers.com



Community Farm 2022

- Whistlepig Farms will plan and manage crops (specific crops TBD)
- Volunteers needed to help with crop care
- Volunteer work days with harvest share for volunteers
- Farm stand with produce available to purchase for those who prefer to pay
- Monthly events June-September TBD (ie. Seed & Plant Swap, Pollinator Workshop, Paint & Sip)
- U-Pick Events
- Children's garden coordination



Memorial Garden

- The Memorial Garden is managed and cared for by a team of volunteers passionate about beautiful blooms!
Patricia Caskey
Cheryl Cook
Teresa Day
Diane Meador
Susan Porter
- For more information about the garden or to volunteer contact the Town Office.

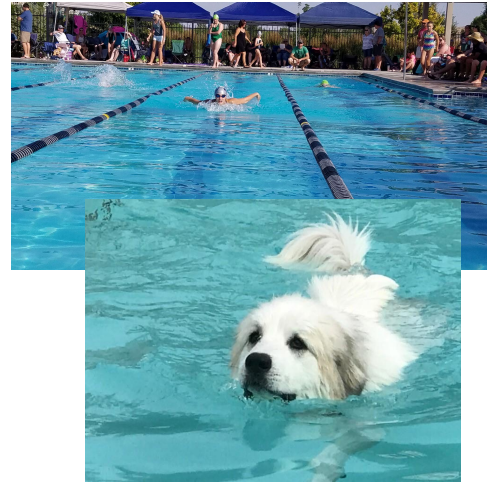


The Pools

During Pool Season (Memorial Day to September) staff is on call 24/7 to address biological and/or behavior issues, and to test the water and add chemicals if needed. The Association would like to thank the Hidden Springs Swim Club providing a fun program for kids in the neighborhood, and to the residents for self-monitoring and working with us to keep the pools open and fun for all!

The pools are currently scheduled to open Friday, May 20, 2022 and close Sunday, September 18, 2022.

Curious how this pool season compares to other years?
[Refer to Exhibit E.](#)



The Pools

The Hidden Springs Swim Club is actively looking for Board members. If you are interested, please contact the Town Office and we will connect you with the current Swim Club Board.



Service Partners

ACCO
AME Electric
Butte Fence Inc.
Association Management Inc.
Christmas Light Pros
Country Linen Service
Done Rite Tree Company
Gym Outfitters
Hopkins Evergreens
Impact Pest Control
Intelligent Design Mechanical

Land Trust of the Treasure Valley
Master Rooter
Mountain Waterworks Engineering
OMCS
PEAK Alarm
Pool Doctor
Recreation Today
Rocky Mountain Electric
Sister Sweepers
Syman Erosion & Sediment Control
TruGreen
Whistlepig Farms

Volunteer Hours (CONFIRM)

	Hours
TDRB	250
Rose Garden	350
Open Space	450
Bike Area	100
Farm	563
Events	150
Town Council	800
TOTAL	2663

THANK YOU!

THANK YOU!

THANK YOU!

\$ 100,635

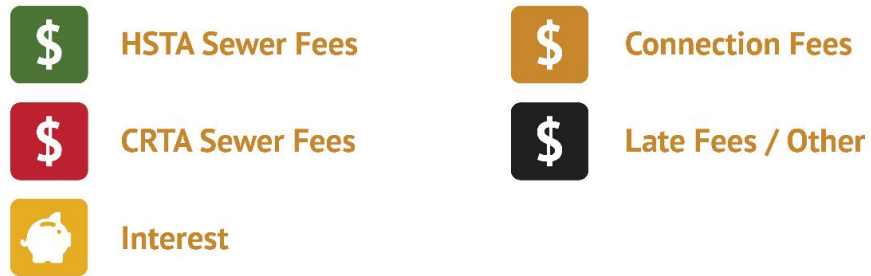
Thanks to neighbors willing to volunteer the community benefits in so many ways and saves everyone money (\$117 per lot per year). Tasks performed by volunteers would otherwise not get done or require the Association to hire a contractor.

Hidden Springs Sewer Company

Annual Report / December 13, 2021

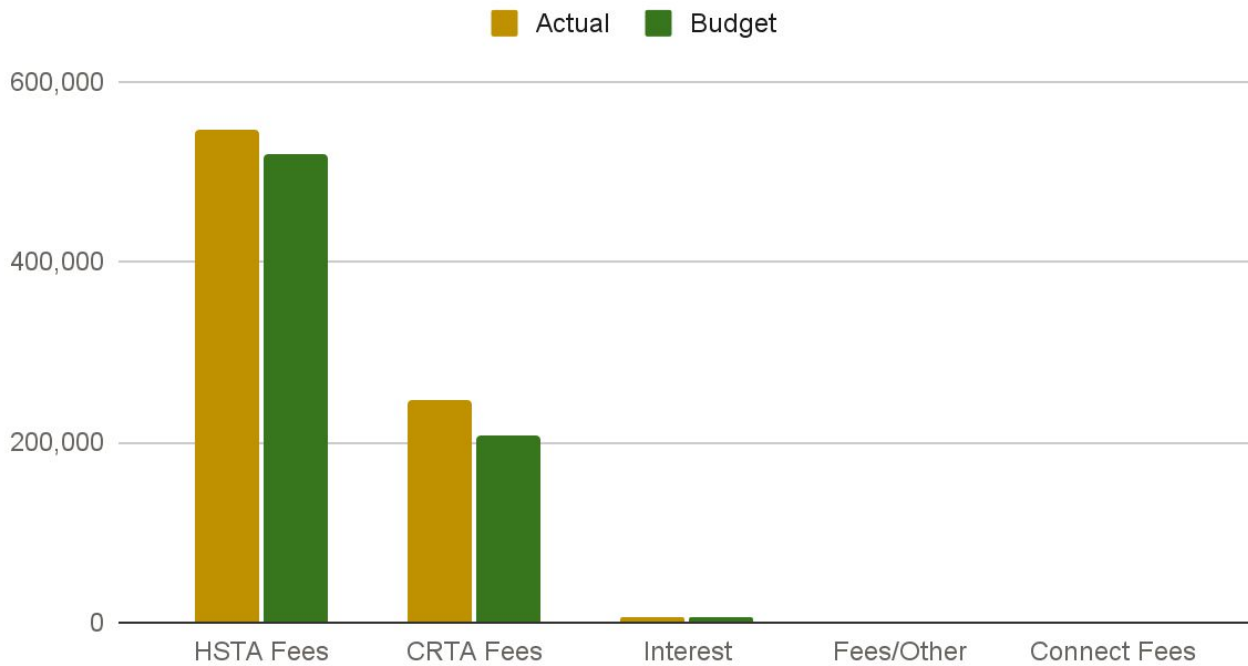


Sewer Company Income Sources



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HSSC Income: 2021 Actual /2021 Budget



www.hiddensprings.com

Income Detail (Jan-Nov Actuals/Dec Forecast)

ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
HSTA Sewer Fees	\$154 per lot per quarter. Actual higher than plan due to timing of Q12021 Assessment Due Date error.	\$545,545	\$520,702
CRTA Sewer Fees	CRTA Sewer Assessment is \$161 per lot per quarter. Assessment includes \$7 administrative fee for account administration and billing. Delinquent Accounts total \$5,586.73 as of 11/30/2021.	\$247,171	\$207,878
Interest	FDIC Insured Investments. Interest income is from ID Trust CDs and Raymond James Investment Accounts.	\$4,893	\$7,161
Late Fees/Other	CRTA Member Late Fees. Delinquent Accounts total \$XXXX	\$1,340	\$700
Connection Fees	HSTA Member Sewer Connection Fees. \$2,250 per connection per lot; All connection fees for CRTA homes are returned to Grossman Company per the agreement with the Developers of Hidden Springs 2007.	\$2,250	\$2,250
TOTAL		\$801,199	\$738,691

Hidden Springs Sewer Company Expenses Paid for by Sewer Dues



Contract Operations &
Professional Services



Equipment



Inspection & Cleaning



Operations



Administration



Analytical



Maintenance & Repairs

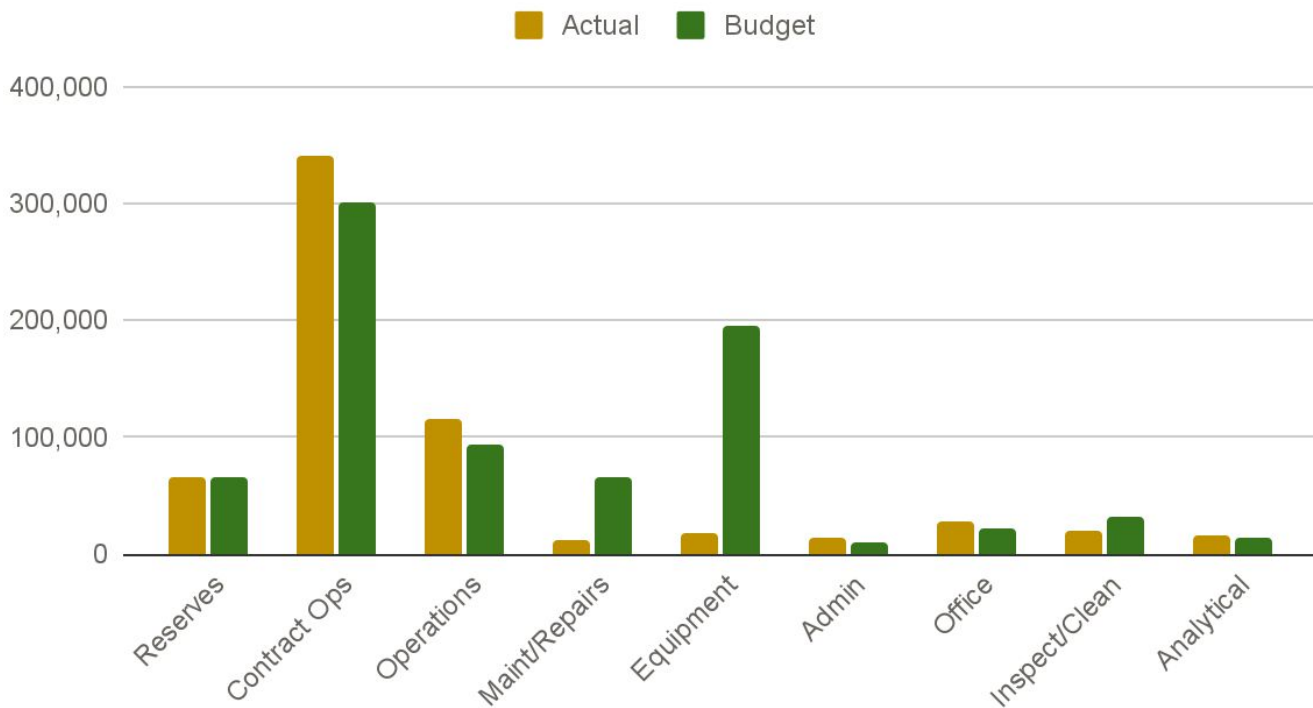


Office






Reserves

HSSC EXPENSE: 2021 Actual / 2021 Budget




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Expense Detail (Jan-Nov Actuals/Dec Forecast)

	ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
	Depreciation	Reserves	\$66,000	\$66,000
	Contract Operations/ Professional Services	OMCS Service and Labor, Mountain Waterworks Engineering, Strata Engineering. Actual higher than plan. OMCS hours and professional services required for facility operation, engineering fees for updating the Plan of Operation (PO) and Quality Assurance Project Plan (QAPP) for DEQ compliance (refer to Reuse Permit No. M-174-05) and legal fees to review Sewer Company agreements with regard to sewer service for Cartwright Ranch Town Association.	\$340,090	\$301,144
	Operations	Utilities (Water, Power, Gas, Trash), Chemicals. Actual higher than budget. Increased costs to process more influent from CRTA and increased chlorine cost with more water to treat, supply chain issues and higher than projected inflation.	\$115,480	\$93,237

Expense Detail (Jan-Nov Actuals/Dec Forecast)

	ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
	Maintenance & Repairs	Maintenance and repairs at the Wastewater Treatment Facility and Lift Stations. Actual lower than plan. Required repairs were minimal in 2021.	\$12,318	\$66,323
	Equipment	Replacement and new equipment components for operation of the Wastewater Treatment Facility and Lift Stations in accordance with the DEQ Permit. Actual lower than plan. Required replacement parts and new equipment needs were minimal in 2021.	\$18,407	\$194,763
	Administration	Office and AMI Billing for CRTA, Insurance. Actual higher than plan. More CRTA occupied homes than projected.	\$13,458	\$9,635

Expense Detail (Jan-Nov Actuals/Dec Forecast)

	ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
	Office	HSTA Oversight, Telephone, Internet, Alarm, Supplies. Actual higher than plan. Increased cost of services and supplies.	\$27,243	\$22,846
	Inspect & Clean	Sewer Line Inspection and Cleaning. Actual higher than budget due to less linear sewer line footage then projected in Phase 3 and 4.	\$21,061	\$31,783
	Analytical	Lab Fees, Sample Transportation, Groundwater Sampling and Testing.	\$16,079	\$14,378
	TOTAL		\$630,136	\$800,109

2021 HSSC Reserve Study



Purpose of a Reserve Fund

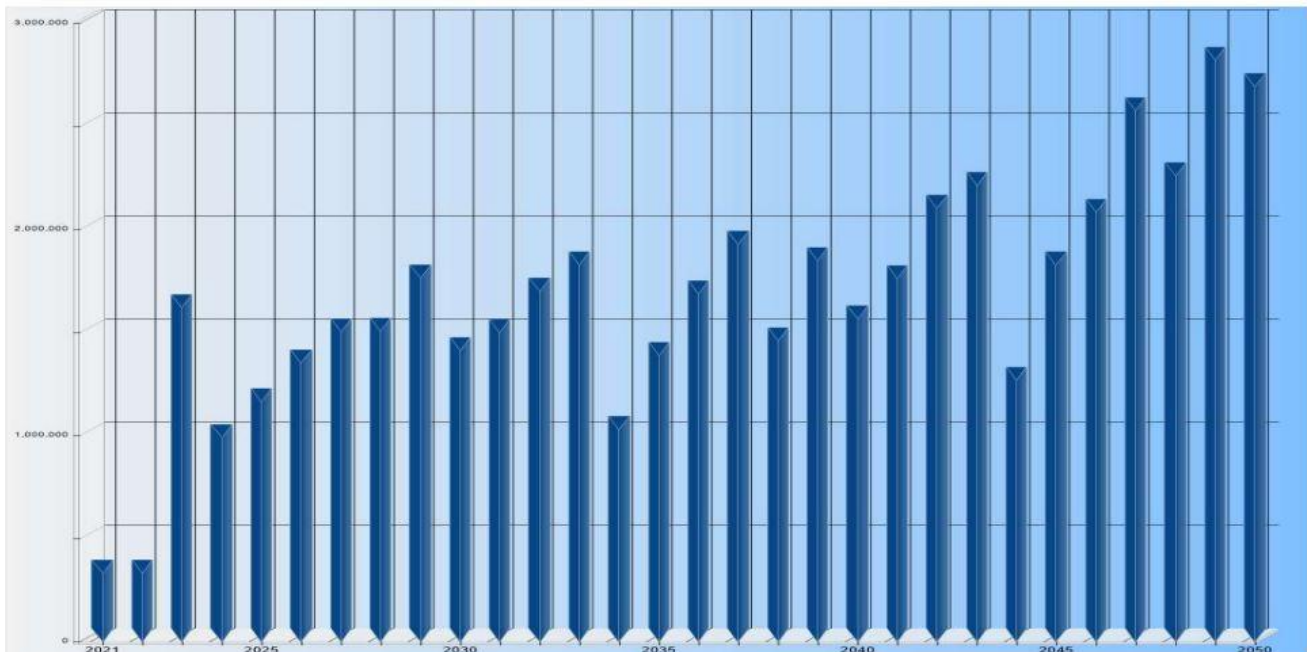
- The intention of the Reserve Study was to forecast the Sewer Company's ability to repair or replace major components as they wear out in future years.
- Study included an on-site inspection, life and valuation assessment with estimates which culminate to the association fund status and funding plan. They inspection included items that have a remaining useful life of less than 30 years and value greater than approximately \$5,000.
- The "Cash Flow Method" was used to develop the reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserved fund.
- Reserves can be funded by annual excess carryover or planned budget.

Reserve Study Assessment

- A 3% inflation rate is assumed.
- Based on the 30 year cash flow projection (current contribution level):
 - ✓ HSSC: Planning for 70% threshold funding, the Sewer Company reserves appear inadequately funded and increased contributions and/or assessments are needed to meet future expenditures.
- Annual Reserve Study Review with North Star Reserves prior to budget preparation to make sure the Sewer Company is tracking according to the funding model.



Balance Flow - Chart (30 Year in View)



Percent Funded - Cash Flow - Annual

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
100% Funded	2,445,871	2,934,340	1,930,805	1,377,607	1,645,836	1,894,353	2,107,737	2,186,712	2,483,700	2,182,724
Percent Funded	13.36%	11.20%	83.66%	71.40%	70.49%	71.19%	71.04%	68.74%	70.90%	64.47%
Begin Balance	326,760	328,637	1,615,300	983,587	1,160,077	1,348,682	1,497,286	1,503,126	1,761,032	1,407,293
Contribution	150,000	225,000	225,000	225,000	258,750	258,750	258,750	297,562	297,562	297,562
Average Per Unit	174	3,172	261	261	301	301	301	346	346	346
Percent Change	0.00%	50.00%	0.00%	0.00%	15.00%	0.00%	0.00%	15.00%	0.00%	0.00%
Special Assessment	0	2,500,000	0	0	0	0	0	0	0	0
Interest	0	0	0	0	0	0	0	0	0	0
Less Tax on Interest	0	0	0	0	0	0	0	0	0	0
Net Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	148,123	1,438,336	856,713	48,509	70,144	110,146	252,909	39,656	651,301	208,788
Less Deferred Expenditur	0	0	0	0	0	0	0	0	0	0
Ending Balance	328,637	1,615,300	983,587	1,160,077	1,348,682	1,497,286	1,503,126	1,761,032	1,407,293	1,496,067

Sewer Assessments (aka Dues)

- The Hidden Springs Sewer Company Annual Assessment for 2022 is \$680 compared to \$616 in 2021, an increase of \$64. Refer to the HSSC Expense Detail for everything included in the daily operation of the sewage treatment facility and lift stations, repairs, improvements and reserve funding.
- The Town Council is currently exploring funding options for the expansion of the Waste Water Treatment Facility to process additional influent water and to remain in compliance with Hidden Springs Sewer Company Reuse Permit No. M-174-05. An informational meeting dedicated to the Sewer Company, the expansion and funding options will be scheduled the first quarter of 2022 for Sewer Company customers.
- Refer to Exhibit B1-3 for the history of increases from 2006 to 2022.

2021 Sewer Company Capital Projects

- 01 **Filter Sand Replaced** Replaced filter sand for water processing capacity and quality
- 02 **Influent Flow Meter** Replaced meter that measures influent flow for IDEQ compliance
- 03 **8th Addition Lift Station Pump** Replaced to pump sewage from Phase 8 to Main Lift Station
- 04 **Muffin Monster** Replaced grinder and motor to shred solids before pumping to up to ponds
- 05 **IN PROGRESS** Replacement of small Roots Blowers **Roots Blowers**

2022 Sewer Company

- 01 **Emergency Power Switch Gear** Replace Switch Gear at the Main Lift Station
- 02 **Lift Station Generator** Replace generator at the Main Lift Station
- 03 **Blower(s)** Purchase and replace two small blowers with larger units to process more wastewater
- 04 **Turbidity Meter** Replace
- 05 **Aerator Blower** Purchase and replace blower with a larger for improved aeration

Reuse Permit No. M-174-05

Hidden Springs Sewer Company was issued Reuse Permit No. M-174-05 January 30, 2020 and expires January 30, 2030 (\$17,410)

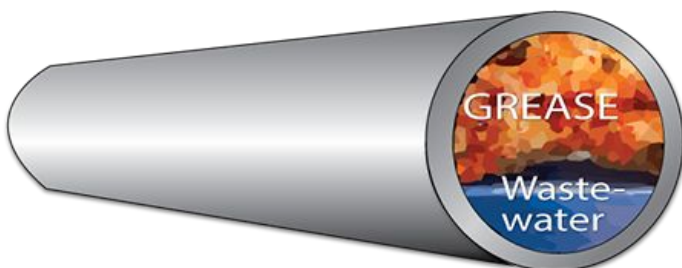
DEQ issued a 10-year permit instead of 5-year given HSSC and OMC's 20-year history of operational standards, site and facility compliance. Required Compliance Activity under new permit:

- ✓ Updated Plan of Operation (PO)
- ✓ Updated Quality Assurance Project Plan (QAPP)
- ✓ Seepage Testing

Sewer Line Cleaning & Inspection

Cleaning and inspection of sewer lines in Phase 3 and 4 went well. There was **significant grease build up** and it is important to not let grease build up for the following reasons:

- A clogged sewer line can cause a Sanitary Sewer Overflow incident
- Build up for H_2S can result in biogenic sulfide or microbial corrosion, decreasing the lifespan of the pipes and concrete manholes
- Build-up of sewer gas to include hydrogen sulfide, ammonia, methane, esters, carbon monoxide, sulfur dioxide and nitrogen oxides



Remember the Hidden Springs Sewer System is on a low-fat diet! Keep fats, oils and grease out of your kitchen sink!

Help Protect Our Sewer System

What's NOT Flushable?

The following items don't break down like toilet paper and clog household pipes, sewer lift station pumps, and cause sewer backups onto streets, businesses, and homes.

❌ Hair	❌ Dental Floss
❌ Toilet Bowl Scrub Pads	❌ Kitty Litter
❌ Diapers (Cloth, disposable, "flushable")	❌ Napkins, Paper Towels (Paper or cloth)
❌ Cleaning Wipes of ANY Kind (Baby wipes, disinfectant wipes, moist wipes, etc.)	❌ Sanitary Napkins, Tampons, Condoms Any non-organic material
❌ Flushable Wipes Though advertised as "safe for septic systems/sewer," flushable wipes cause many problems for wastewater treatment systems.	❌ Wash Cloths, Towels, Rags Any cloth item
	❌ Facial Tissues, Cotton Balls, Swabs and Pads



Sewer Line Cleaning & Inspection Schedule

Master Rooter recommends phased cleaning and inspection every 5 years.

- Phase 6 / 2022
- Phase 8 / 2023
- No inspection/cleaning in 2024
- Phase 1 & 2 / 2025
- Phase 3 & 4 / 2026
- Phase 5 & 6 / 2027
- Phase 8 / 2028

Exhibits



Exhibit A: Home Sales and Rentals

	Resale	Rental
2021	50/6 pending	62*
2020	51	60*
2019	47	54*
2018	85	56*
2017	71	60*
2016	73	68*
2015	80	90*

* Approximate

Exhibit B1: Assessment History (2022-2017)

	2022	2021	2020	2019	2018	2017	2016
HOA Assessment	\$276	\$276	\$258	\$253.75	\$253.75	\$247.50	\$247.50
SEWER Assessment	\$170	\$154	\$141	\$131.75	\$123	\$120	\$115.50
TOTAL Qtr	\$466	\$430	\$399	\$385.50	\$376.75	\$367.50	\$363
TOTAL Annual	\$1864	\$1720	\$1596	\$1542	\$1507	\$1470	\$1452
% Annual Increase	0%	8%	4%	2%	3%	1%	7%
\$ Annual Increase	\$64	\$124	\$54	\$35	\$37	\$18	\$90

Exhibit B2: Assessment History (2015-2010)

	2015	2014	2013	2012	2011	2010
HOA Assessment	\$225	\$225	\$225	\$225	\$225	\$225
SEWER Assessment	\$115.50	\$115.50	\$115.50	\$115.50	\$115.50	\$115.50
TOTAL Qtr	\$340.50	\$340.50	\$340.50	\$340.50	\$340.50	\$340.50
TOTAL Annual	\$1362	\$1362	\$1362	\$1362	\$1362	\$1362
% Annual Increase	0%	0%	0%	0%	0%	5%
\$ Annual Increase	\$0	\$0	\$0	\$0	\$0	\$16.50

Exhibit B3: Assessment History (2009-2004)

	2009	2008	2007	2006	2005	2004
HOA Assessment	\$225	\$210	\$210	\$195	\$189	\$189
SEWER Assessment	\$115.50	\$99	\$99	\$90	\$90	\$90
TOTAL Qtr	\$340.50	\$309	\$309	\$285	\$279	\$279
TOTAL Annual	\$1362	\$1296	\$1236	\$1140	\$1116	\$1116
% Annual Increase	5%	0%	8%	2%	0%	–
\$ Annual Increase	\$15	\$0	\$24	\$6	\$0	–

Exhibit C1: Number Comparison

	2021	2020	2019	2018	2017	2016
Members	859	859	859	859	859	859
CC&R Violations	364	481	545	549	406	233
WOW Notices	5	14	19	26	11	8
Barn Rentals	67	27	42	41	54	50
Clubhouse Rentals	20	9	67	52	56	64
TDRB Submittals	112	79	77	67	74	61

Exhibit C2: Most Popular CC&R Violations

90	Yard Maintenance
72	Trash cans visible
67	Trailers, Boats, RVs and inoperable vehicles
48	Unapproved sign, flag or flagpole, holiday lights
31	Improvement without TDRB Approval
19	Fencing Repair
18	Paint House
13	Other (unsightly, rubbish, debris, noise)
6	Animals
364	TOTAL

Exhibit E: Pool Number Comparison

	2021	2020	2019	2018	2017	2016
CH Pool Days Open	122	97	110	119	99	136
SM Pool Days Open	129	88	115	119	99	136
Swim Team Participants	110	99	125	132	110	104
Biological Incidents	2	0	2	4	9	0
Behavior Incidents	4	2	2	2	7	10



Information pertaining to the Hidden Springs Town Association (HSTA) and Hidden Springs Sewer Company (HSSC) provided by the HSTA to its members is not to be considered public information and may not be copied or further disseminated in any manner, including online via any website or social media platform.

Questions regarding content may be directed to the Town Council (towncouncil@hiddensprings.com) or to the Town Manager (hsta@hiddensprings.com)



Hidden Springs Town Association invites the Dry Creek Historical Society to contribute to the Annual Report to bring community awareness to the historic farmstead nestled in the center of our community. While separate from the Association, the farmstead is an integral component to the neighborhood!

Dry Creek Historical Society



Looking Back at 2021...

Major Accomplishments:

- Closed out our 13th year hosting guests at the farmstead
- Consistently around 140 active members, with a high of 175 for a few months
- Old Time Farm Day Event, Volunteer Appreciation Lunch
- Front Porch Concerts, Haunted Farmstead
- Garden volunteers did a great job on the Farmstead grounds
- Continued our History Hikes program
- BSU Construction Management Woodshed Restoration started
- Maintenance of Farmstead & Chicken coop repairs done
- Continued development of social media outreach and on-line merchandising

Looking Back at 2021...

- Boise School District 3rd grade class tours – CANCELLED
- Schick Barn restoration continued lead by Frank Eld – new roof, sides & Jackson Fork installed
- Eagle Plein Art Festival – location October 11th
- DCHS membership drive/packet drop on all front porches in Hidden Springs, Cartwright Ranch & Dry Creek Ranch
- Held bake sales for Hidden Springs Cruisin' Car show & Concert
- BSU Construction Management received the Preservation Idaho Orchid award for the Granary restoration
- 1913 Edison working Phonograph donation in Farmhouse
- New window blinds in Farmhouse
- Grant writing – grants won increased our working capital

...and Forward to 2022

Goals and Planned Events:

- Restoration of Woodshed
- Restoration of Schick Barn
- Increase Membership and Volunteers
- Grant writing
- History Hikes
- Capital Raising Event/Sponsors
- Continue BSD 3rd grade school tours in Spring and Fall
- Remote Farmstead classroom program created for West Ada 14 – 3rd grade classes
- Virtual Farmstead School Program
- Old Time Farm Day, Front Porch Concerts, Santa and Mrs. Claus

...and Forward to 2022

- Bake sale fundraisers at Community Concerts
- Increased advertising on events and Farmstead
- Maintenance of Farmstead
- Potential BSU Interns
- Install plaques and markers on historical locations
- Better signage for S-O Farmstead
- New displays
- Create DCHS swag
- Electricity to porta potty
- Spring house drained & open for viewing and sprinkler system installed



Thank you for
your
continued
support!!!