

**December 11, 2018**

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# **Hidden Springs Town Association**

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**Annual Report**

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# 2018 Town Council

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John Ahrens, President

Mitch Wood, Vice President

Craig Lochner, Treasurer

Jeanie Thomas, Secretary

Ken Oakeson, Councilman



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# Community by the Numbers

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859 Members

2,280 residents\*

26 WOW! notices

41 Barn rentals (12 weddings)

52 Clubhouse rentals

67 TDRB submittals

\* According to the 2010 Census





# CC&Rs

549 violations served...



545 violations corrected!



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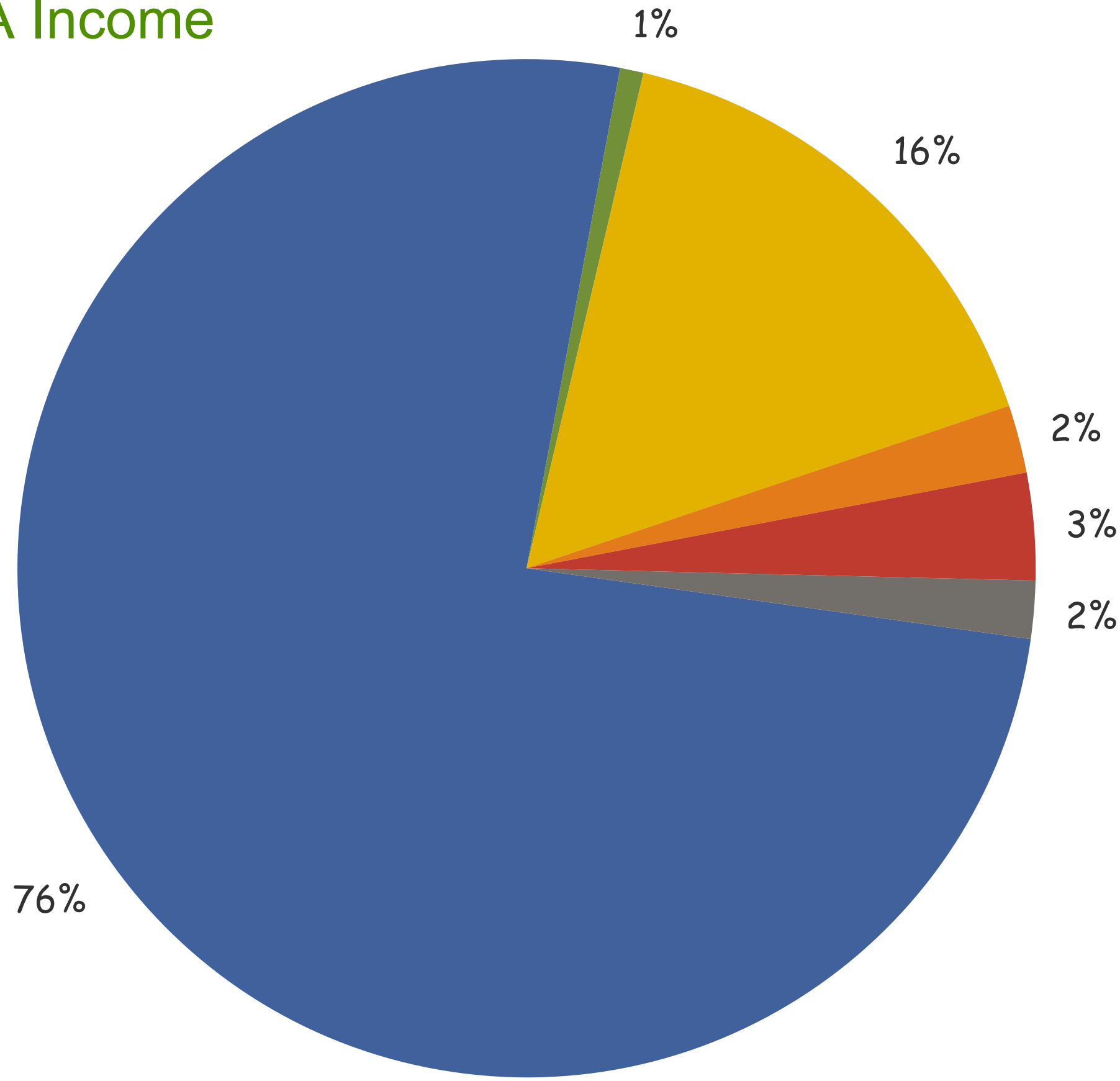
# Home Sales and Rentals

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	Resale	Rental
2018	84 (3 pending)	56*
2017	71	60*
2016	73	68*
2015	80	90*

\* Approximate

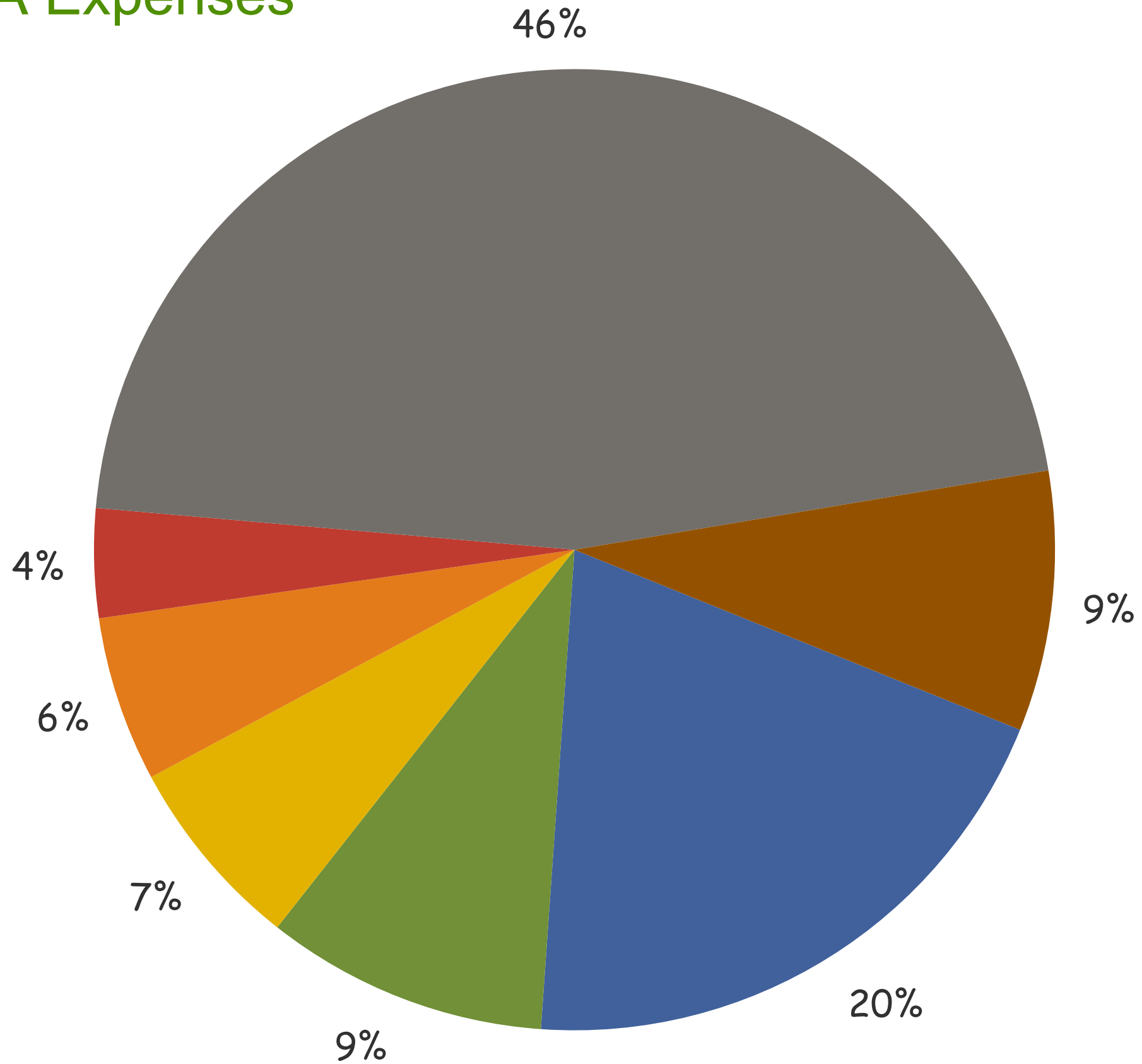
# 2018 HSTA Income



■ Assessments      ■ Interest      ■ Transfer Fees      ■ Facilities      ■ Other      ■ Leases



# 2018 HSTA Expenses



■ Staff   ■ Maint/Repairs   ■ Admin   ■ Office   ■ Events   ■ Operations   ■ Open Space

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# Founding Principles

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Rural character and farming traditions

Small town

Natural environment

Tradition

Quality of life and healthy living

Education

Diversity

Values



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# HSTA Staff

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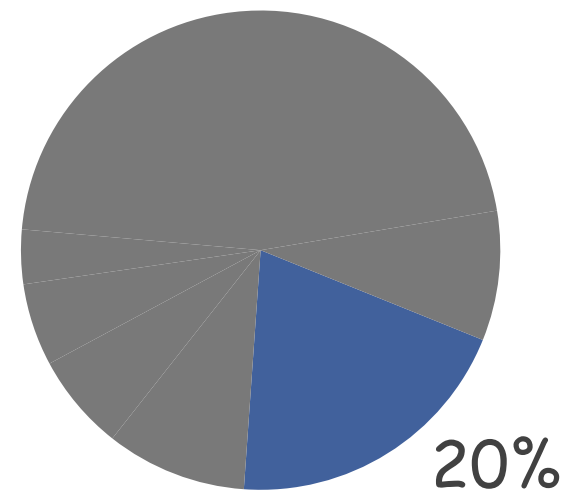
Lisa Ahrens, Town Manager

Lili Puype, Assistant Town Manager

Scott Alexander, Site Supervisor

Jeanie Thomas, Town & Events Coordinator

Bruce Shaffley, Seasonal/Agriculture



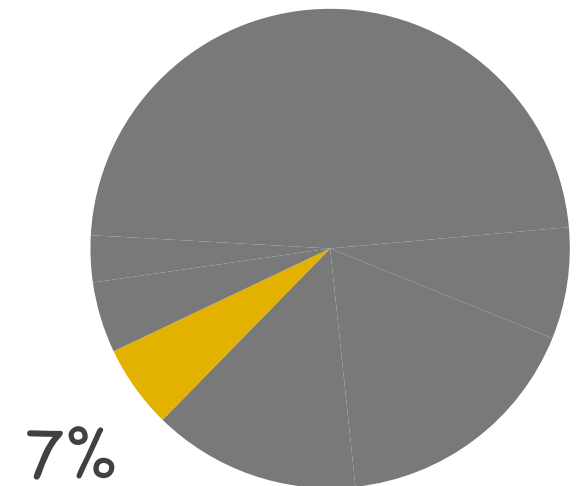
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# Admin Fees / Office

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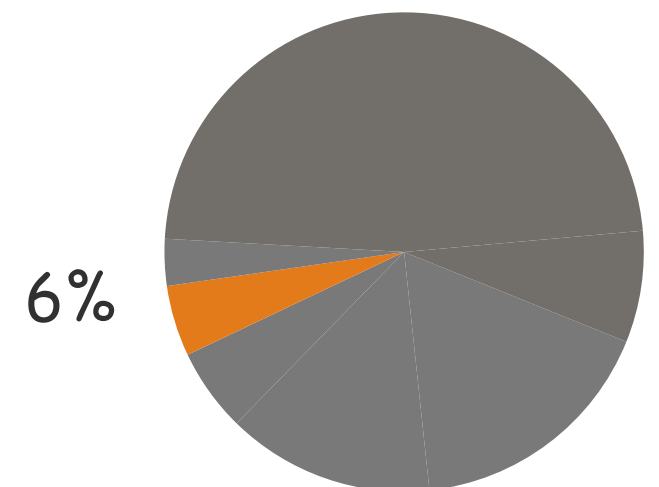
## Administration Fees

- AMI Management Fee
- Insurance, property tax and legal fees
- Corporation tax preparation and filing
- Supplies, printing and postage



## Office

- Town office and postal room leases
- Phone and internet
- Copier, office equipment and furniture





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# Operations

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Weekly mowing and edging of 23.2 acres of formal turf

## Monthly

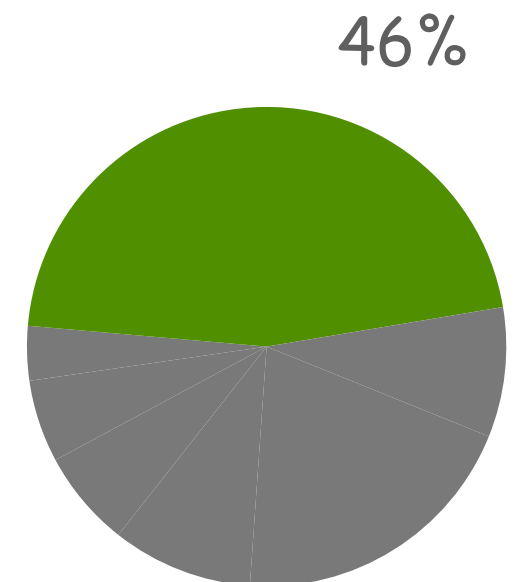
- Streetlight inspection/service
- Fitness equipment inspection, service and weekly cleaning
- Grounds pest control

Facility inspections and weekly cleanings

Janitorial supplies

Pool service and supplies (May-Sept)

Utilities (water, power, gas, trash, cable)



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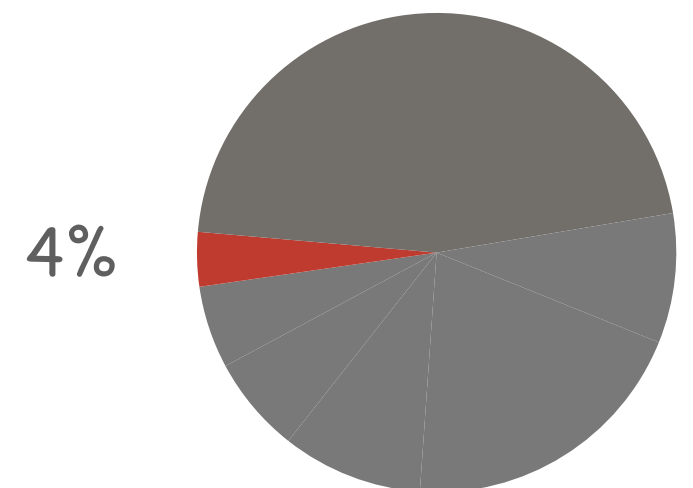
# Events / Programs

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Community events, services and programs

Sponsorship of community partner programs/events

Communication (website/signage)



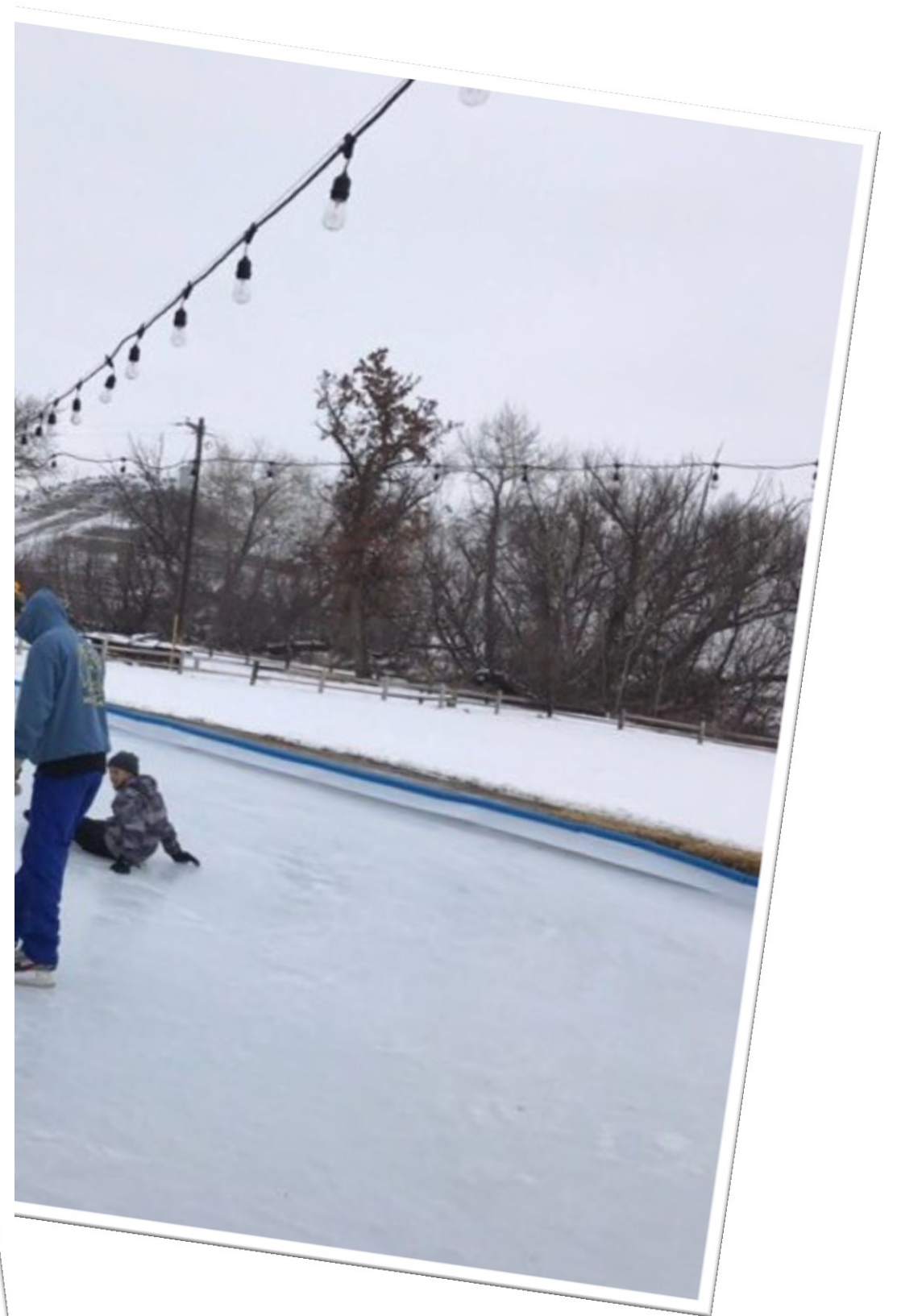












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# Maintenance & Repair

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58 trees replaced (HSD, Farm Market, Humphrey's, Long Meadow, Poplar Creek and 10th)

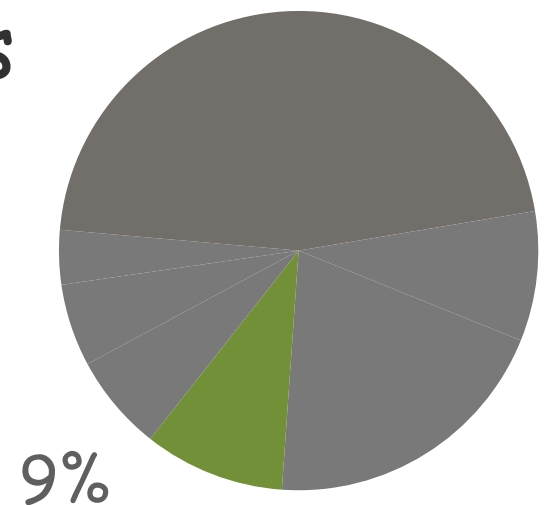
380 trees fertilized

290 trees structurally pruned

Pavers repaired at Merc walkways and Village Green

16 additional parcel boxes installed in Mail Room

Pressurized Irrigation Lift Station/Pump repairs





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# Maintenance & Repair

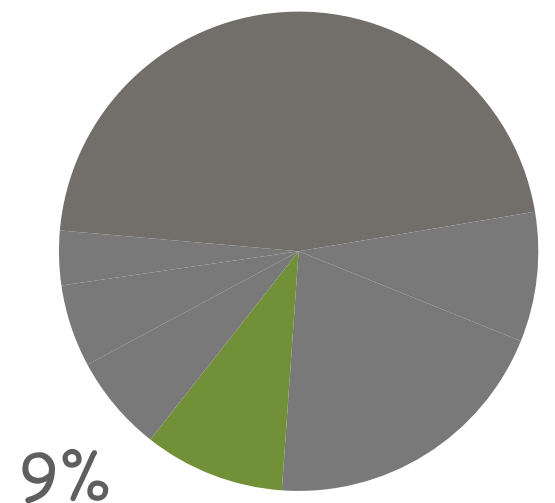
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## The Pools

- Clubhouse pool resurfaced
- Pool furniture replaced at both pools
- Heater replaced (SMP) and repairs at both pools.
- Water feature repainted and pump replaced (SMP)

## Clubhouse/Fitness Center

- Major repairs to fitness equipment (treadmills, stair stepper and weight benches)
- HVAC repairs
- Fire suppression system repair



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# Maintenance & Repair

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Additional trash cans (Chuckar Butte Trail, East Farm Access Rd, Park between HS/CR)

Repair electrical at Community Barn

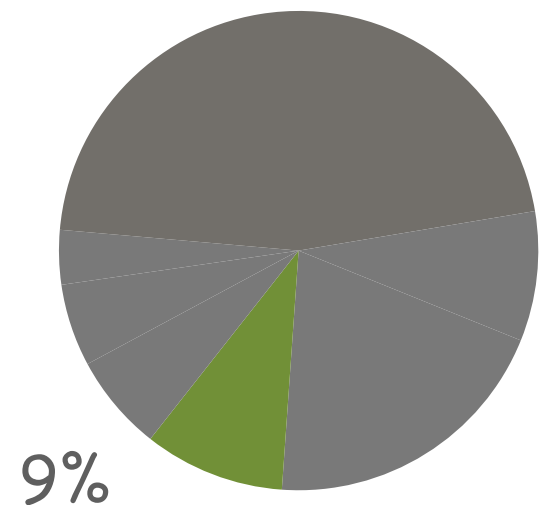
Working Barn shelves for increased storage

Tractor, ATV and truck maintenance and repairs

Bark refresh

Shafer park repairs

Quailview park repairs



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# Open Space Care & Preservation

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# Open Space Care & Preservation

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48.2 acres of managed natural open space

8.9 miles of community trails

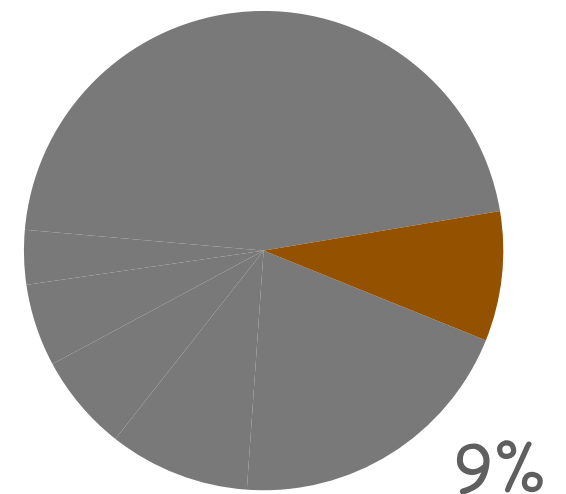
6.1 acres of orchard

9 acres for fire break

Open Space Manager (LTTV)

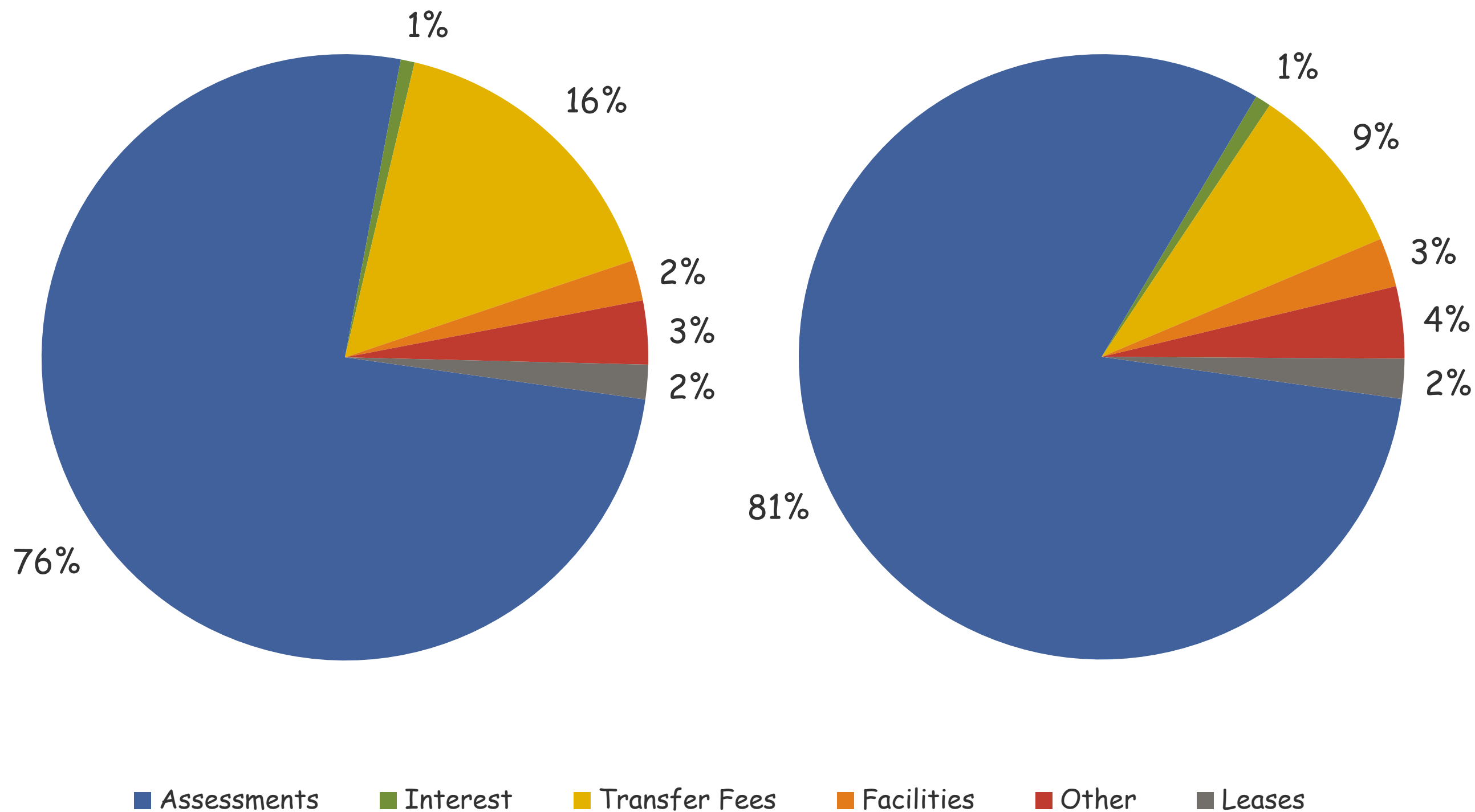
Agricultural programs (37.8 acres)

Repair & Maintenance Projects

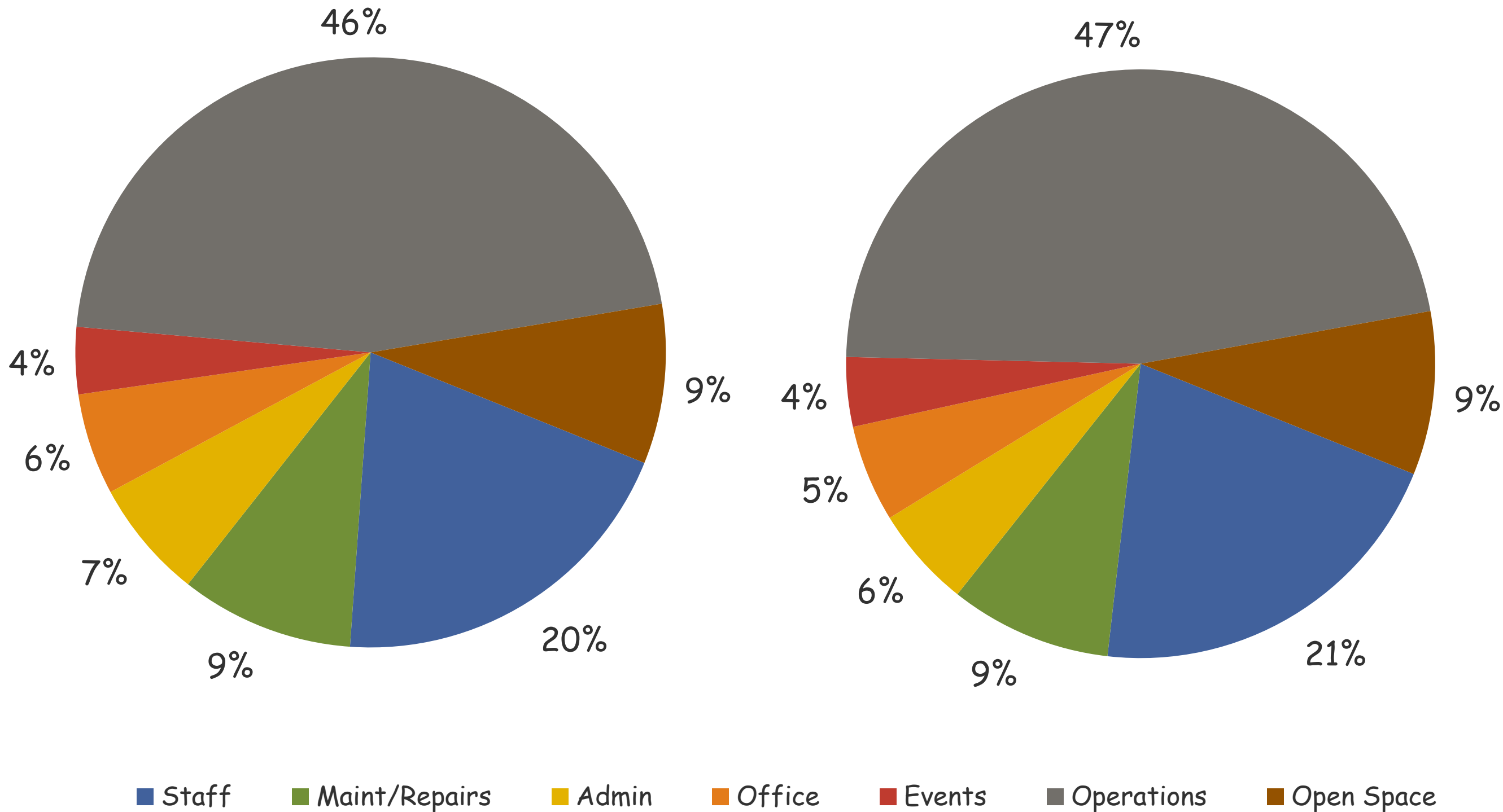




# Income: 2018 Projection / 2019 Budget



# Expenses: 2018 Projection / 2019 Budget



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# What's Next

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38 trees scheduled for replacement Spring 2019

Clubhouse, Pool House, Community Barn and Working Barn repaint

Wetlands erosion Parsons & Hidden Springs Drive

Phased Open Space tree pruning along Dry Creek

Expanding pressurized irrigation system

December 11 2018

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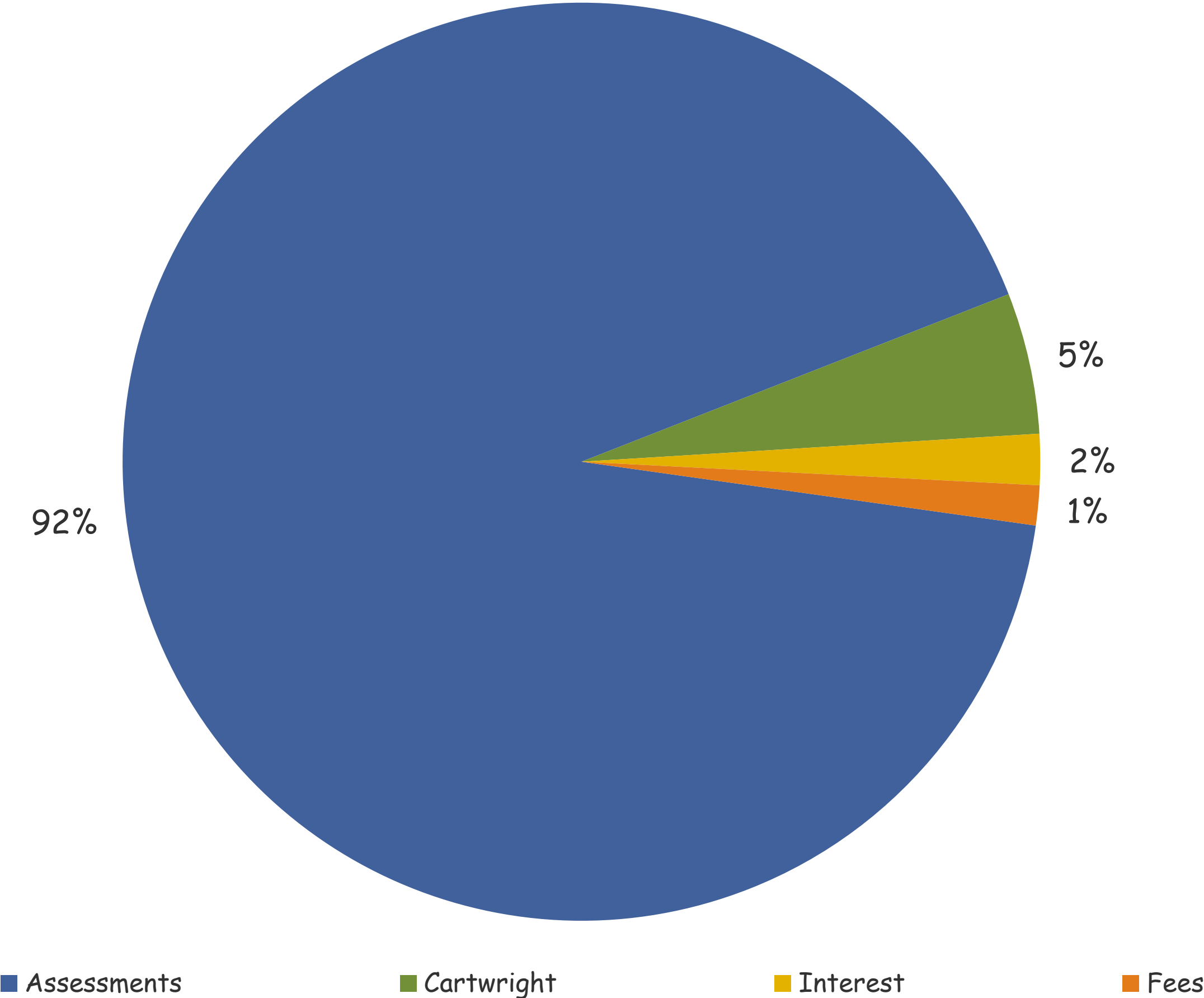
# Hidden Springs Sewer Company

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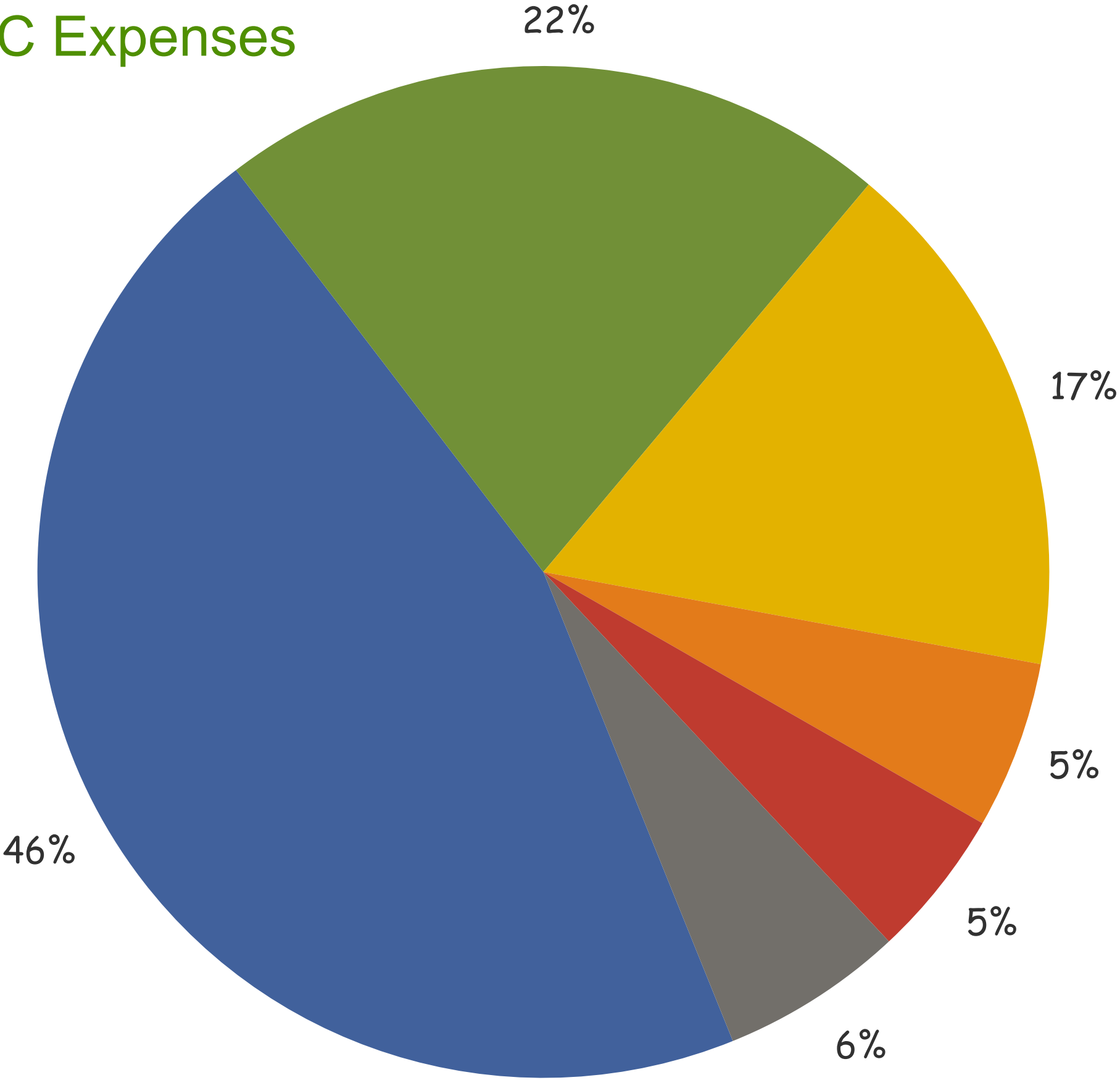
Annual Report



# 2018 HSSC Income



# 2018 HSSC Expenses



■ Contract Ops    ■ Operations    ■ Maint/Repairs    ■ Admin Fees    ■ Office    ■ Analytical

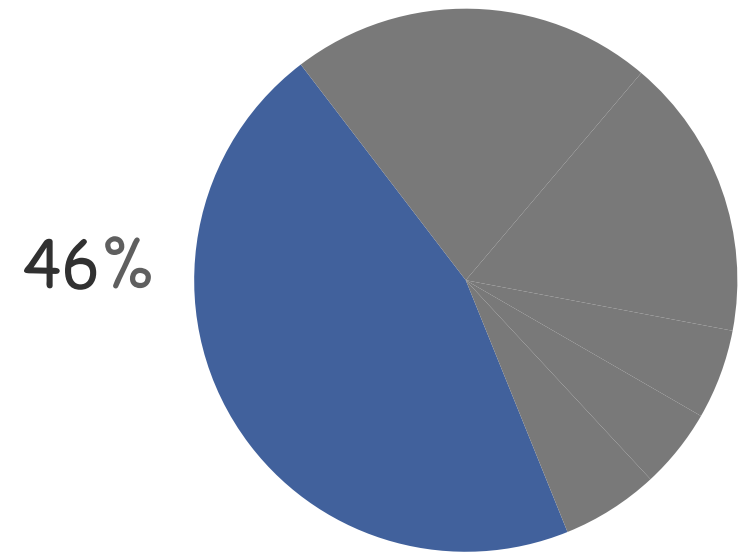
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# HSSC Operations

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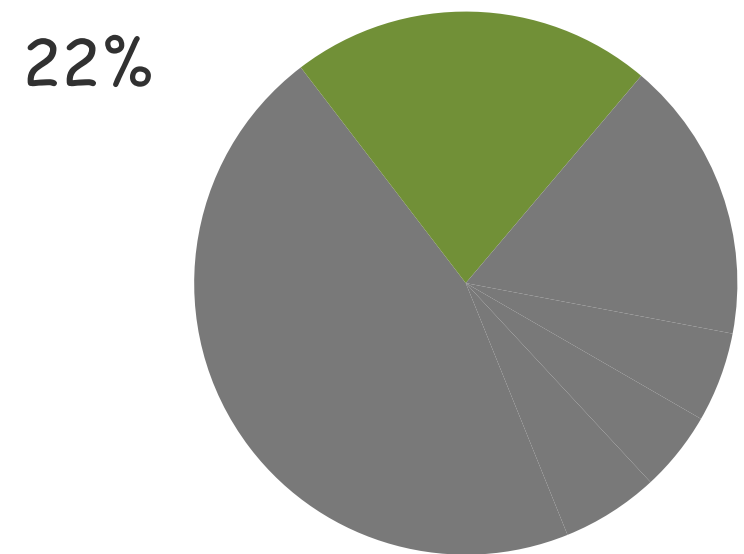
## Contract Operations

- OMCS service and labor
- Pharmer Engineering



## Operations

- Utilities
- Chemicals



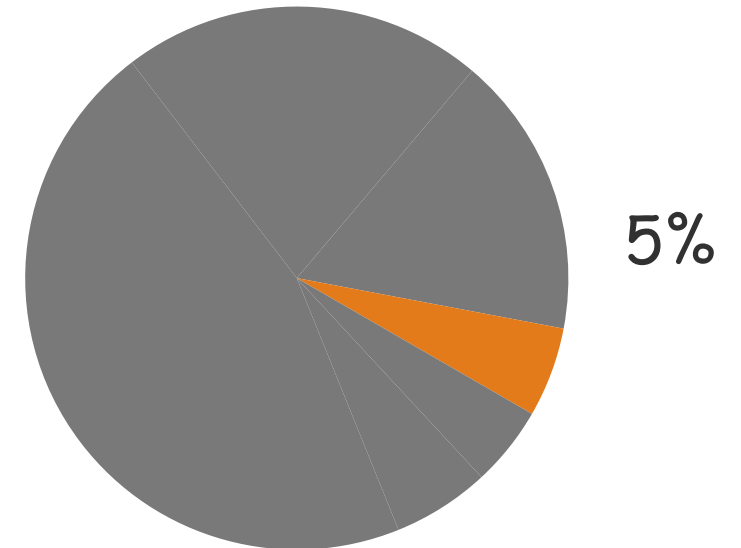
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# HSSC Admin Fees / Office

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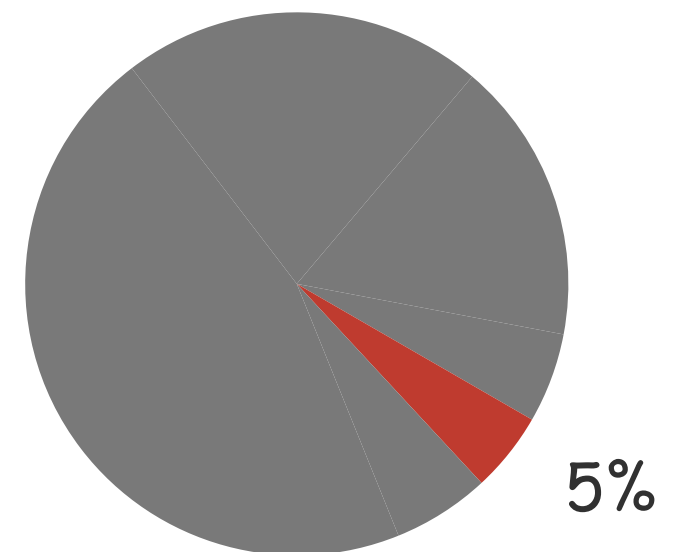
## Admin Fees

- Office and AMI billing
- Insurance
- Seminars and training



## Office

- HSTA oversight
- Phone, internet and alarm
- Supplies





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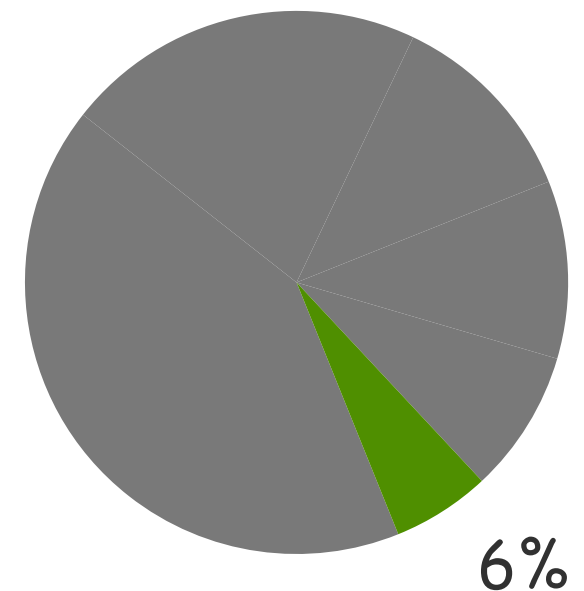
# HSSC Analytical

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Lab fees and sample transportation

Ground water sampling and testing

Inspections and cleaning



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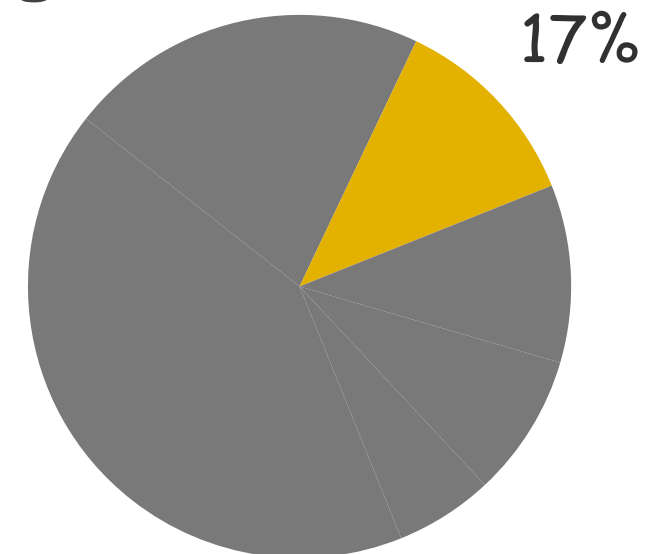
# HSSC Maintenance & Repair

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TO Engineers (formerly Pharmer) completed 2017 Annual Report

Keller Associates

- WWTF System Records Review
- Operator Contract Review & Update
- Effluent water irrigation application mapping
- Bathymetric Study



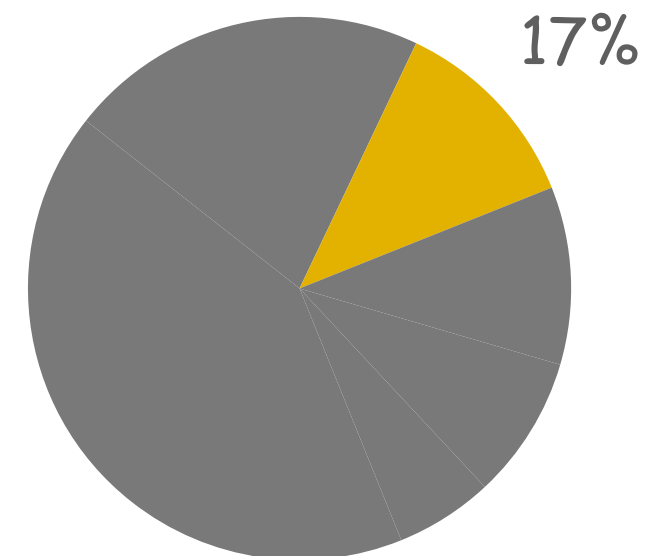
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# HSSC Maintenance & Repair

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## Replaced / Repaired Items

- Chlorine dosing pump
- Air supply and pump for sand filter
- Exhaust fan
- Flex Check Valve
- CL2 analyzer



# HSSC - What's Next

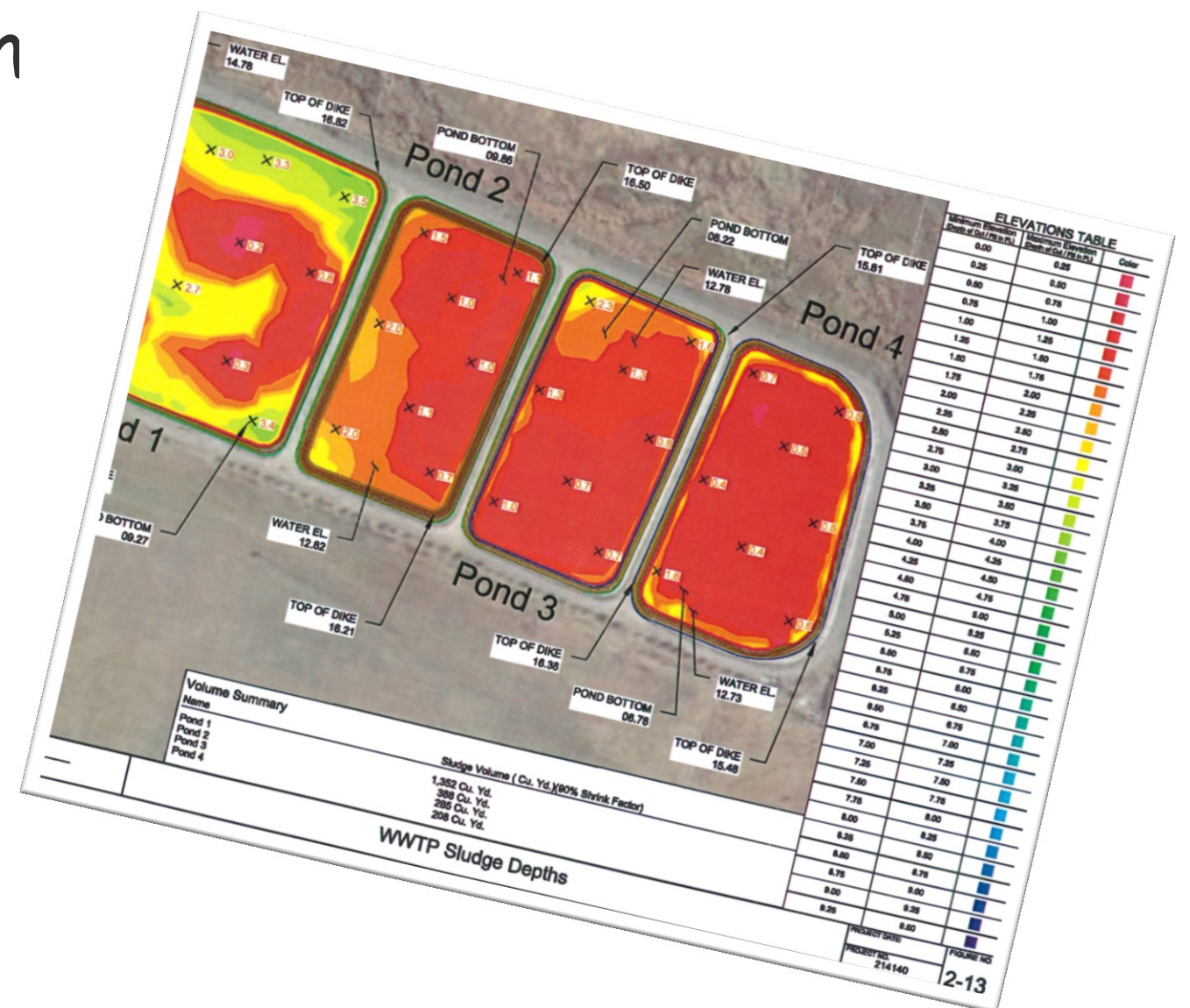
Bathymetric Survey and Sludge Removal

Collection system line cleaning

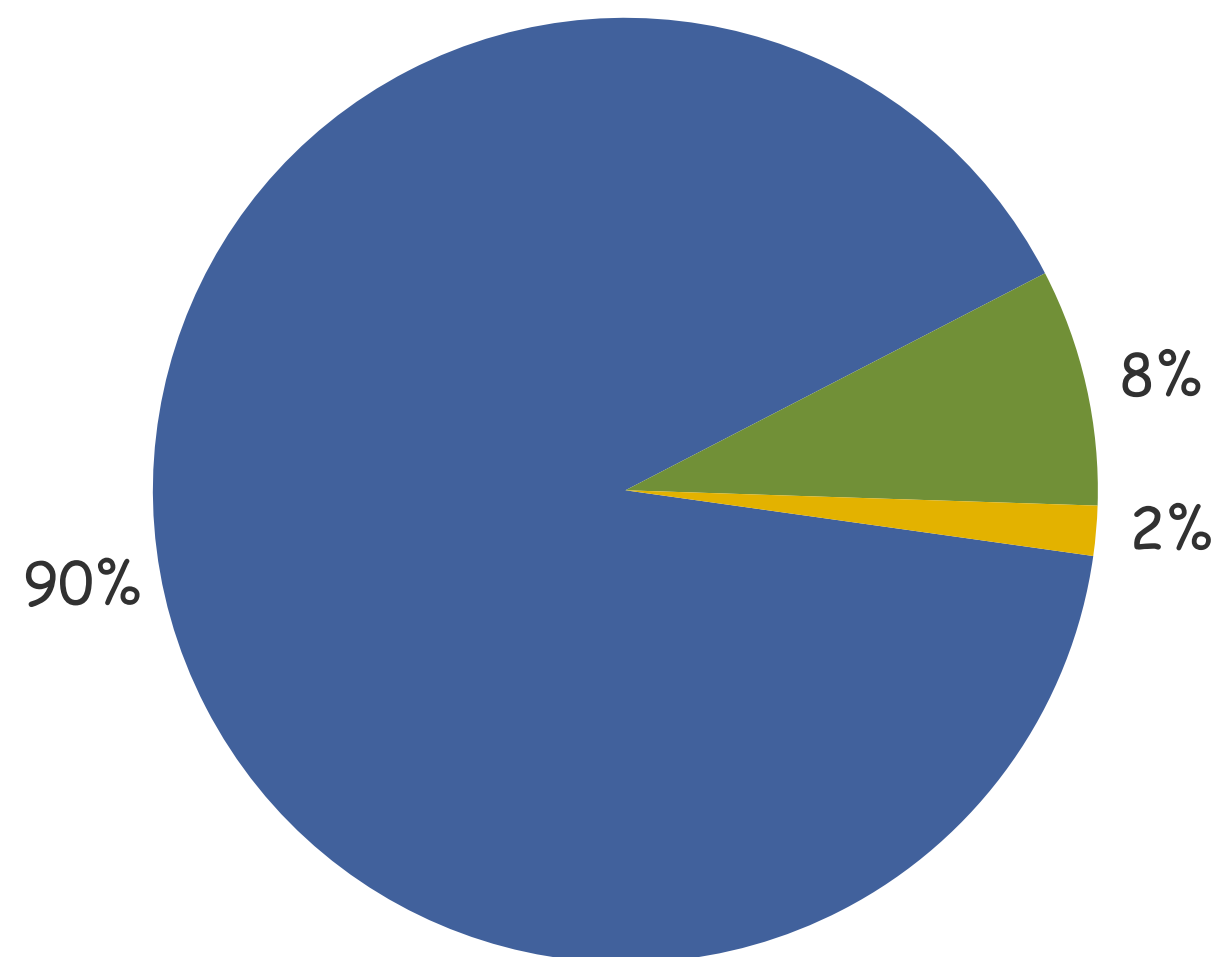
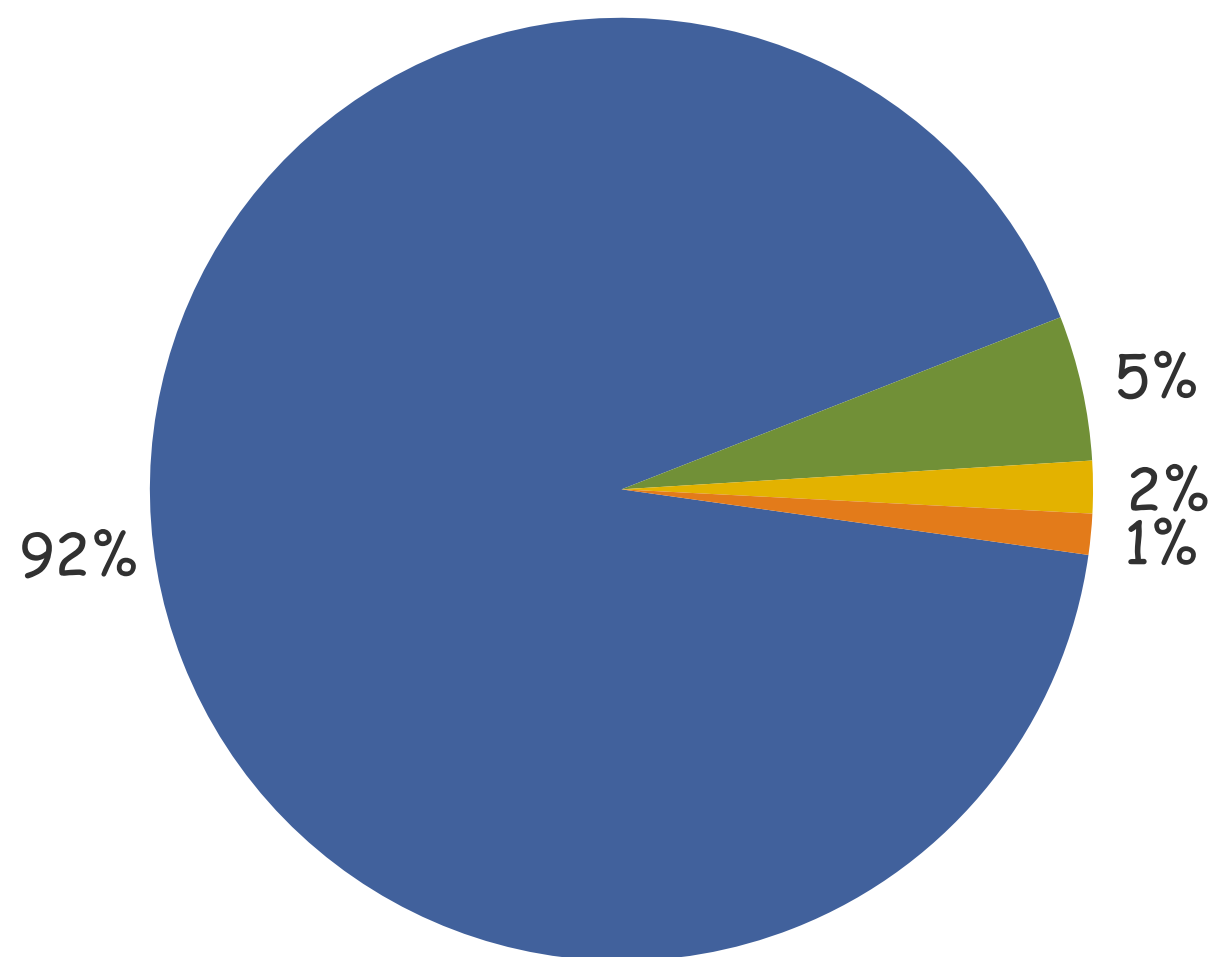
Sand filter rehab (coating)

Replace

- Filter Sand
- Auto valve



# HSSC Income: 2018 Projection / 2019 Budget



■ Assessments

■ Interest

■ Cartwright

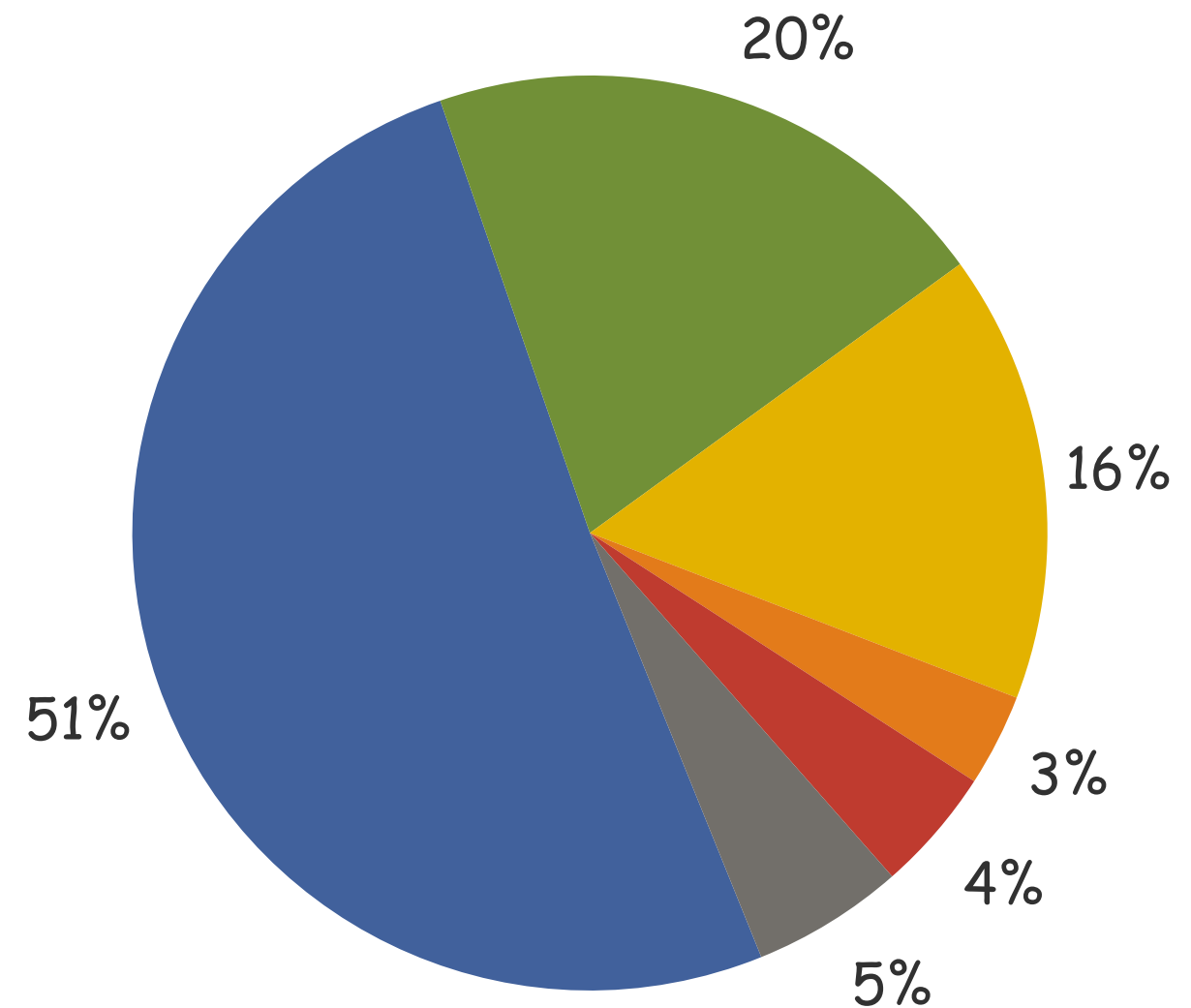
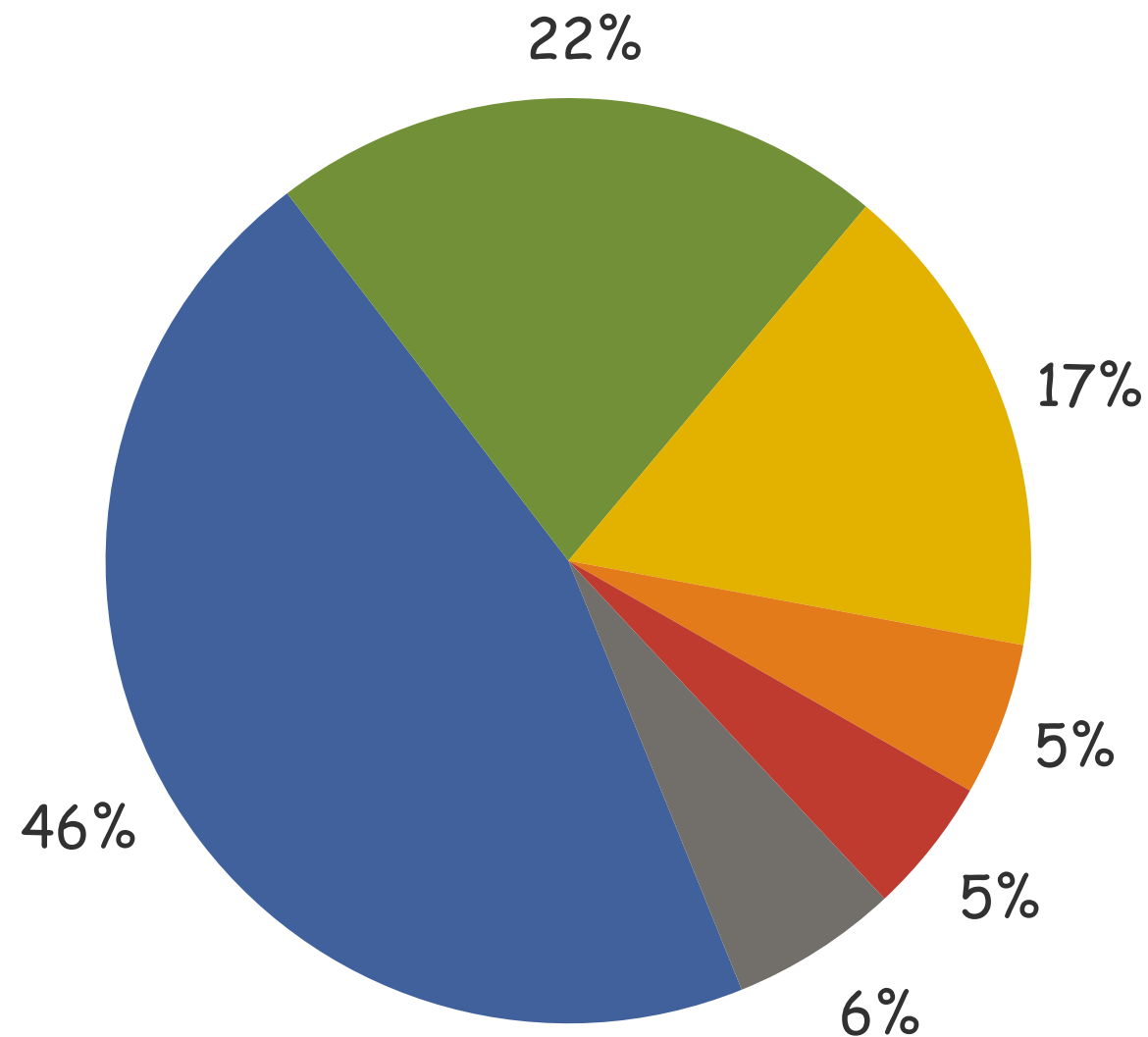
■ Fees



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# HSSC Expense: 2018 Projection / 2019 Budget

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■ Contract Ops    ■ Operations    ■ Maint/Repairs    ■ Admin Fees    ■ Office    ■ Analytical

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# Service Partners

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## ACCO

Association Management Inc.

Christmas Light Pros

Country Linen Service

Done Rite Tree Company

Express Custom Embroidery

Glancey Rockwell & Assoc.

Gym Outfitters

Hopkins Evergreen

Impact Pest Control

## Keller & Associates

Land Trust of the Treasure Valley

Lynn Proctor Electric

## OMCS

PEAK Alarm

Pool Doctor

Rocky Mountain Electric

Sister Sweepers

Syman Erosion & Sediment Control

TruGreen



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"Volunteers do not necessarily have the time, they have the heart."

Elizabeth Andrew

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# Town Design Review Board (TDRB)

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Cindy Barney, Designer

Jim Glancey, Architect

Barry Semple, Civil Engineer

Greg Ugrin, Architect

Steve Williams, Retired U.S. Forest Service



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# Open Space Committee

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Chuck Vertrees

Committee Chair

Tim Breuer

Land Trust of the Treasure Valley  
Open Space Consultant

Appointed Members

Kahle Becker, Kevin Dow, William  
Junk, Jay Karamales, Kim Lyons, Don  
Murray, Aimee Noonan, Eddy  
Petranek, Tae and Mike Swoboda







# Wildfire Preparedness Day

May 2018







# Community Clean Up Day

May 2018

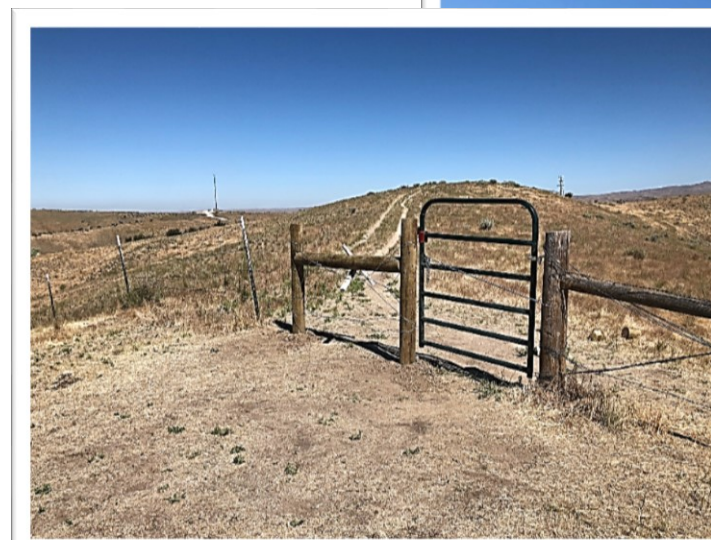






# Trail Projects & Improvements

## 2018







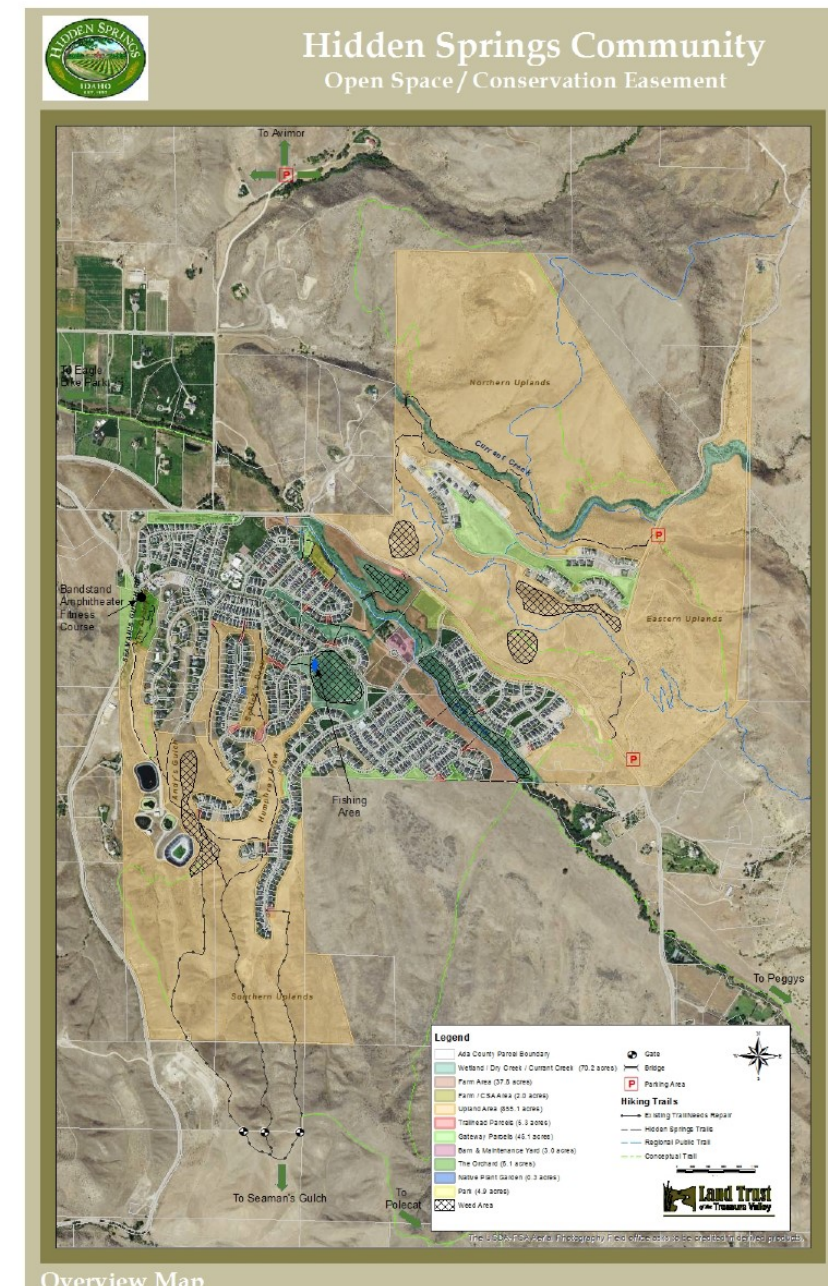
# Bike Area Volunteer Day October 2018





# 2019 Open Space Priorities

- Southern Uplands Trail Loop aka “water tower trail”
- Red Tail Loop in Northern Uplands and connection to Avimor
- Maintenance work on internal and community trails
- Eagle Scout Projects
  - Log benches along Dry Creek
  - Native plant restoration Rolling Hills
- Continued noxious weed mitigation and Firewise projects







# Farm Committee

Linda Beasley  
Committee Chair



# WHAT DID WE GROW IN 2018?

Raspberries	Arugula	Okra
Blackberries	Lettuce	Cucumbers
Rhubarb	Chard	Tomatoes
Asparagus	Kale	Tomatillos
Garlic	Radishes	Peppers
Herbs	Beets	Eggplant
Shelling peas	Carrots	Summer squash
Snap peas	Leeks	Winter squash
Snow peas	Green Beans	Corn
Spinach	Yellow Beans	Flowers



# NEW IN 2018

- Longer and varied u-pick season - rhubarb, peas, decorative corn and beans in the summer raising over \$1,000 in 2018 (up from \$200 in 2017)!
- Use of "The Sign" to promote farm activities
- Farm apprentices to ensure the long term sustainability of the farm
- Walnut trees and blackberries
- New varieties of squash and tomatoes
- Compost tea from HS Farm compost
- Children's garden make over





# THE FARM GROUP

All residents are welcome at all farm events at any time.

Members who volunteer for at least 2 hours a week are offered a share of the weekly harvest.

As of October 15th farm volunteers have donated 1,971 hours of time.





# FARM LEADERSHIP

Chair - Linda Beasley

Irrigation - Bruce Shaffley and Kevin Dow, 2019 apprentice Garry Stanislaw

Herbs and flowers - Sharon Halvorsen and Laurel Dow

Harvest Monitor - Sharon Halvorsen and Laurel Dow, 2019 apprentice Stacy Olmstead

Row crops - Linda Beasley

U-pick - Donna Benbenek and Cheryl Cook, 2019 apprentice Cara Stanislaw

Children's Activities - Rachel Diehl and Linda Sue Shelton

Weed control - Kevin Dow

Bees - Randy Hurst

Compost - Randy Hurst

Consultant - Heidi Wagner

Berries - Sallie Morse and Bruce Shaffley

Deer fence - Kevin Dow

Tool maintenance - Bruce Shaffley and Rich McBride

Farm/DCHS liason - Cheryl Cook



# FARM AND COMMUNITY

- Rhubarb donated to DCHS farmhouse opening day.
- Flowers donated to Land Trust of the Treasure Valley for dinner fundraiser and to DCHS for the Old Time Farm Day event.
- Hosted visitors at the pumpkin patch, corn maze and farm shed at Old Time Farm Day.
- Hosted the first annual Pumpkin Smashing event as a fundraiser for DCHS.
- Hosted a tour and pumpkin picking for HSES kindergarten students. Also, donated pumpkins and corn stalks to the school for various classroom projects.
- Smart Start preschool students were regular visitors at the farm.
- Donated surplus produce to the Idaho food Bank and Garfield Elementary School food pantry.





# 2019

- The farm is an amenity for Hidden Springs residents, rooted in our founding principals and continues the 150 year old farming tradition in the Dry Creek Valley.
- 2019 marks the fourth year of farm under the current model - decisions made by active members of the farm group supported by the HSTA.
- Working with Fish and Game to identify deer fencing options to reduce crop loss.
- Implementing a three year crop rotation for areas infested with pests on the advice of Ada County Extension.
- Recruiting farm apprentices to learn essential tasks for the long term sustainability of the farm.
- Idaho Botanical Garden will showcase the community farm in their 2019 Garden Tour.
- Continue to expand u-pick.



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# The Pools

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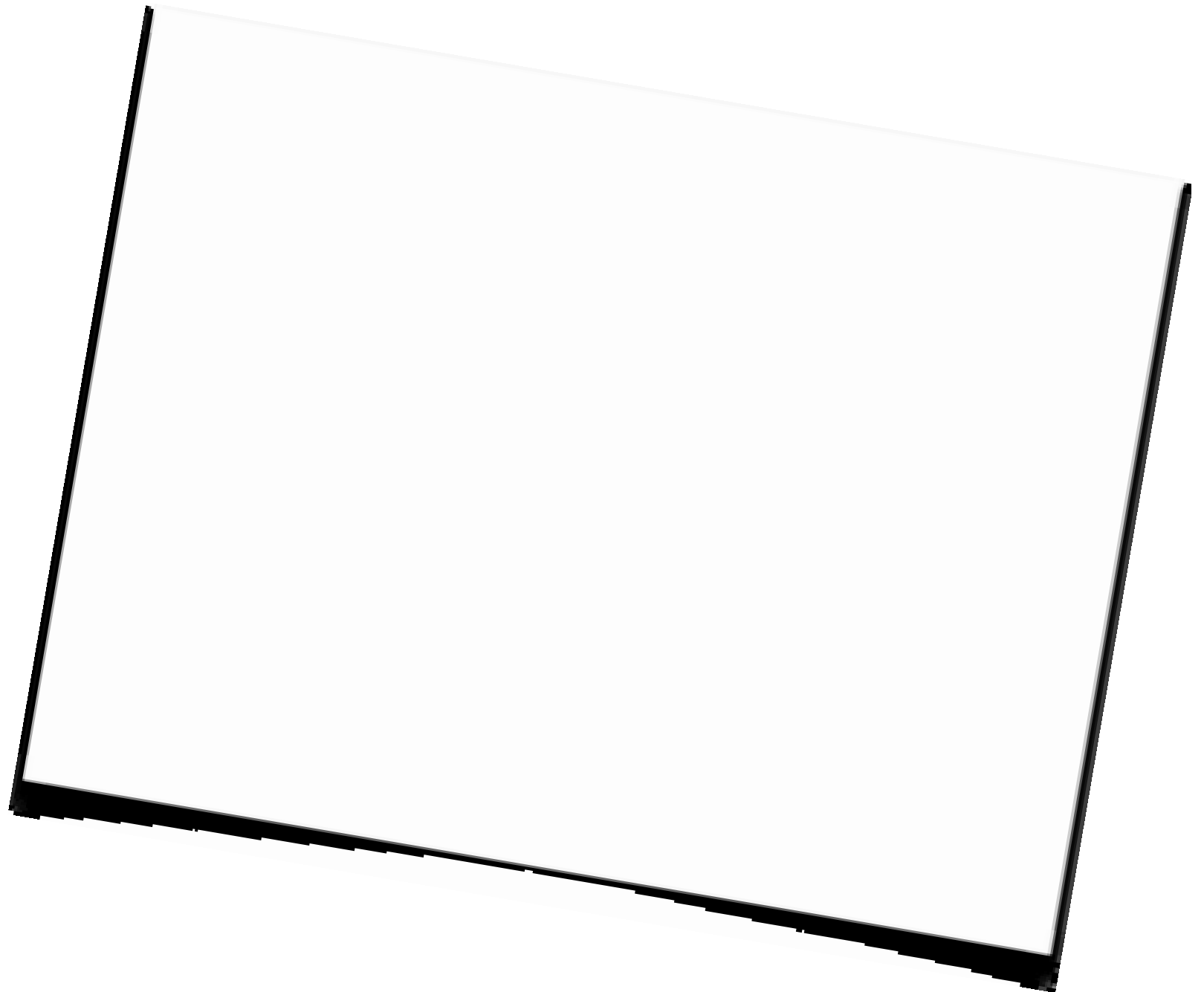
**Jeanie Thomas**

Pool Monitor Supervisor

**Karen Campbell**

Pool Committee Chair

**Pool Committee**





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# Pool Stats

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Pools were open = 119 days

Average swimmers at SMP = 137

Average swimmers at CHP = 75

Pool Monitors employed = 22

Swim Club Team members = 132

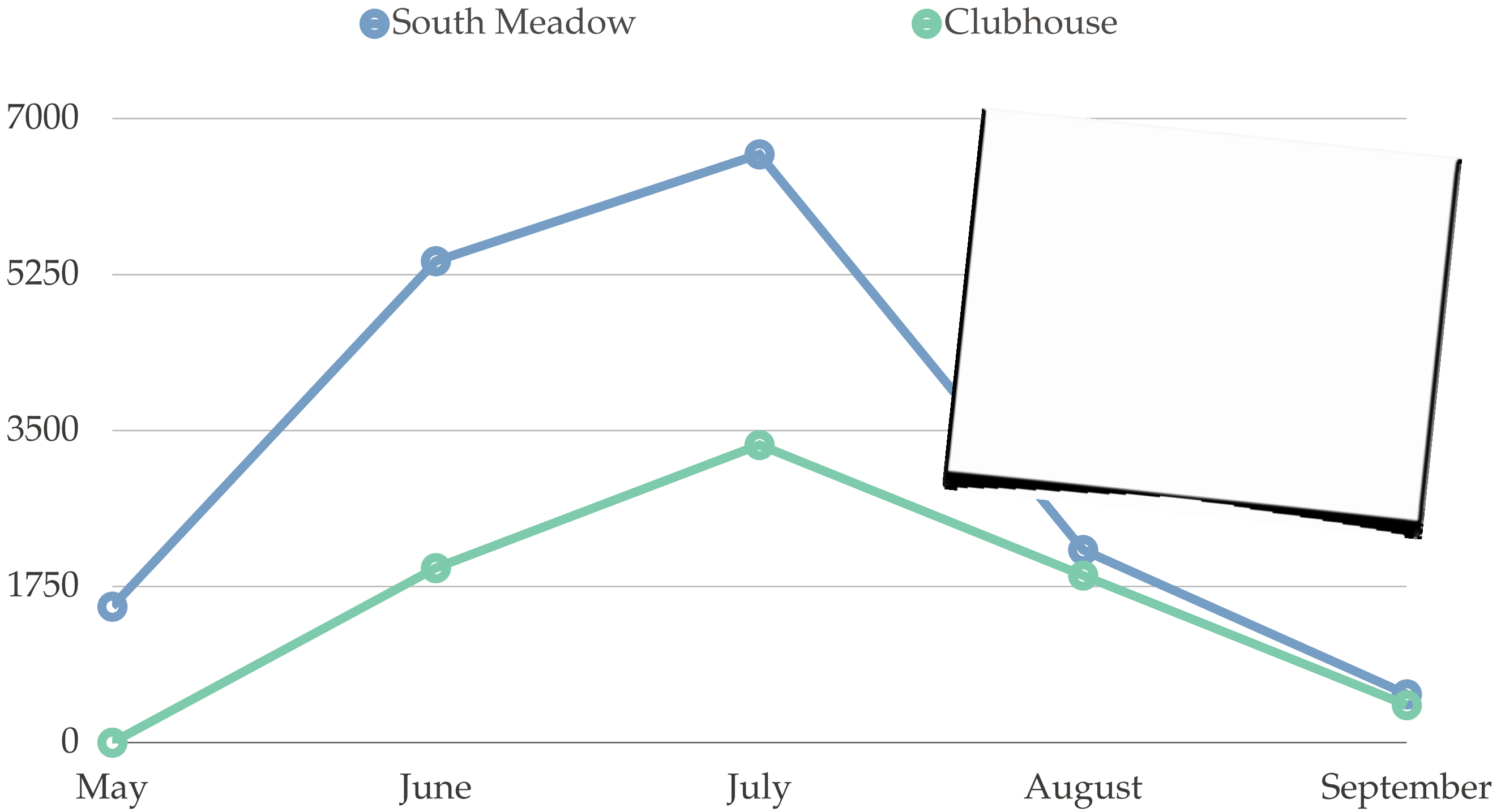
Aqua Zumba students = 25

Incidents

- Biological = 4
- Behavior = 2



# Hidden Springs Pool Use Summer 2017





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# Dry Creek Historical Society

Cyndi Elliot  
Board President



# Dry Creek Historical Society

2018 Year in Review





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# Accomplishments in 2018

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- 10th year hosting guests
- 107 active members
- Purchased 1888 Boise Mercantile Ledger
- Old Time Farm Day Event, Volunteer Appreciation Lunch
- Front Porch Concerts, Halloween Haunted House, Santa & Mrs. Claus





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# Accomplishments in 2018

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- Bake Sales with HSTA Concerts and Breakfast Bar at the Car Show
- Active garden volunteers and maintenance for the Farmstead grounds
- History Hikes program
- Spring clean up of Farmstead
- Partnership with BSU Construction Management Department for restoration of Granary



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# ...and Forward to 2019

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- Restoration of Granary
- Implement new web-based membership management software
- Increase membership and volunteers
- Revamp website
- Grant writing
- Capital fundraising event
- Partnership with BSD
  - 3<sup>rd</sup> grade school curriculum
  - School tours



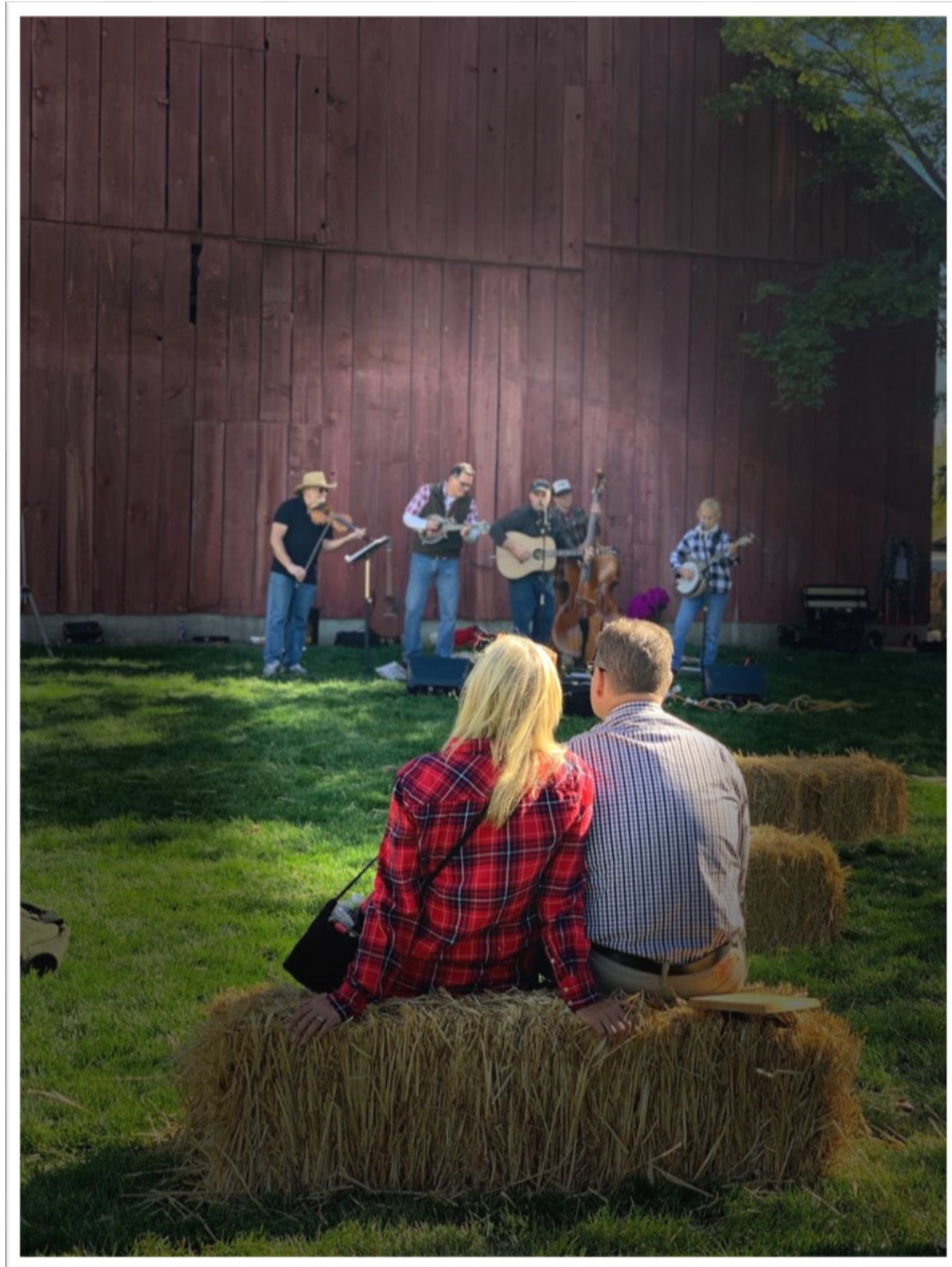


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# ...and Forward to 2019

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- Old Time Farm Day, Front Porch Concerts, Haunted House, Santa and Mrs. Claus
- Bake sale fundraisers at HS Concerts
- Increase advertising of the farmstead and events
- More routes added to the History Hikes
- Maintenance of Farmstead
- Partnership with BSU Public History and graduate class
- Potential BSU Interns
- Continue networking efforts with other historical groups (i.e. Basque Museum, etc.)





Thank You!

Savings to HS	Hours
TDRB	60
Rose Garden	240
Open Space	575
Bike Area	200
Farm	2100
Events	350
Town Council	720
TOTAL	4235



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# Community Benefit

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**\$134,348.00**

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# A Special Thank You to...

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John Ahrens - Town Council

Cindy Barney - TDRB

Linda Beasley - Farm

Kahle Becker - Open Space

Donna Benbenek - Farm

Alisa Bondurant - Farm

Karen Campbell - Pools

Patricia Caskey - Memorial Garden

Ryan & Gwen Clark - DCHS

Steve Clay - Events

Casey Cline - DCHS

Sean Conner - DCHS

Cheryl Cook - Farm & DCHS

Kevin & Laurel Dow - Farm

Cyndi Elliot - DCHS

Jim Glancey - TDRB

---

# A Special Thank You to...

---

Mark & Sharon Halvorson - Farm

Randy Hurst - Farm

Bill Junk - Open Space

Jay Karamales - Open Space & DCHS

Nick & Kris Literski - DCHS

Craig Lochner - Town Council

Kim Lyons - Open Space

Sallie Morse - Farm

Don Murray - Open Space

Aimee Noonan - Open Space

Ken Oakeson - Town Council

Joan Peterson - Events

Eddy Petranek - Open Space

Bruce Shaffley - Farm

Kristin Sherman - Events



---

# A Special Thank You to...

---

Su Stearns - Events

Tae Swoboda - Open Space & Events

Jeanie Thomas - Town Council

Greg Ugrin - TDRB

Joe & Cindy Ulch - Farm

Chuck Vertrees - Open Space

Brandon & Kate Weber - DCHS

Steve Williams - TDRB

Mitch Wood - Town Council

Thank You Volunteers!





# Town Council 2018 Major Activities:

1. Contract Audits and Reconfigurations
2. Waste Water Treatment Plant Operations
3. Continued Tree Recovery Program
4. Financial Operations
5. Cartwright Ranch dealings



# Town Council 2018 Major Activities:

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- **Contract Audits and Reconfigurations**

Town Council committed to **analyze / audit / reconfigure** all 3 critical contracts.

Cooperative Partnerships : Reasonable Profits, Customer Service Excellence, Continuous Improvement

1. **Hopkins** – completed 2015
2. **Accounting (AMI)** – completed June 2018
3. **Waste Water Treatment Plant Operations**
  - Hired Engineering Consultant – Revised Contract in progress
  - Legal & Insurance Review – In progress
  - Storage Pond Capacity Review – In progress
  - RFP for **Operations** – In progress
  - Execute new contract – Expected Q1/2019



# Accounting Contract Highlights

- Recall in 2016-2017 - Reconfiguration of the AMI contract to better suit the needs of HSTA.  
Resulted in over \$21K in savings.  
HSTA staff are now employees of HSTA reporting to Town Council.

- 2018**

- TC and TM’s office: 3 months developing a revised SOW and developing an RFQ  
2 months soliciting, investigating, interviewing and reviewing
  - 4 contractors submitted bids and were interviewed
  - Basis: *Cost, Services, History, Legal, Insurance, References*
- AMI selected and contract signed 6/12/18

	2016	2017	2018	2019 Projected
Cost	\$114,281	\$92,930	\$69,042	\$58,277
Savings Year over Year		\$21,351	\$23,888	\$10,765
Total Project Annual Savings				\$56,004

Increased Operational Efficiency + Long Term + Future HSTA Position





# Town Council 2018 Major Activities:

- **Continued Tree Recovery Program**

Voodoo IV feeds and Extra Water for those still in jeopardy

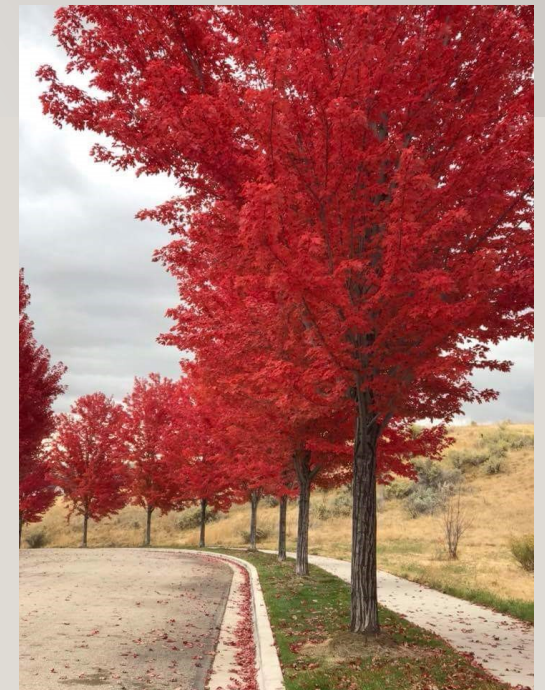
- **Financial Operations**

Goes-in's = Goes-out's integrated with preparations for the future

- **Cartwright Ranch – Suez Water Line Easements**

\$40,000 – to be used for Community Improvement Projects

Added to \$20,000 for 2017-2018 CRTA Pool Sharing Agreement



## **2019:**

### **Identify a Community Improvement Project(s)**

- \$60,000 total to be used for Community Improvement Project
- February 15th deadline for resident idea submissions
- May require residents to participate in Policy 500

