



The Hidden Springs Town Association and Hidden Springs Sewer Company Annual Report provided by the Association 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)

The Hidden Springs Town Council

Ken Oakeson, President / Jeffrey Mousseau, Vice President
Kristin Kyle-McQuesten, Treasurer / Jeremy Chase, Secretary
Kristin Brooks, Council Member

December 4, 2020

Hidden Springs Town Association

Annual Report

2020 Town Council

Ken Oakeson, President

Jeffrey Mousseau, Vice President

Kristin Kyle-McQuesten, Treasurer (Appointed July 2020)

Jeremy Chase, Secretary

Kristin Brooks, Director

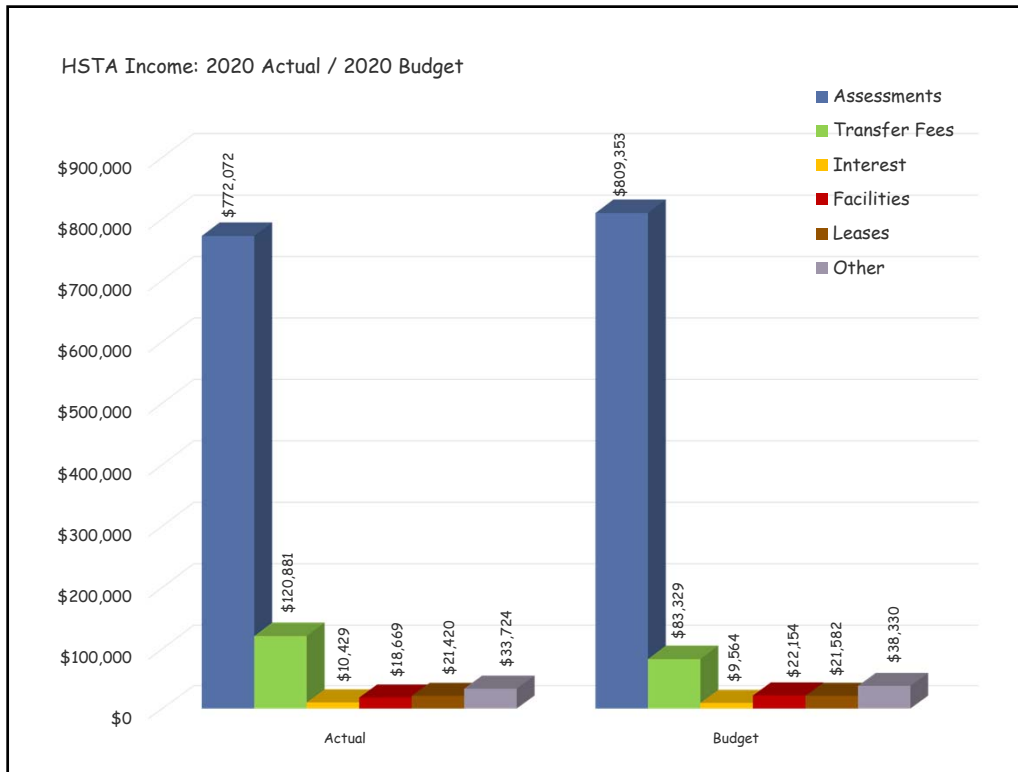
HSTA Staff

Lisa Ahrens, Town Manager

Jeanie Thomas, Assistant Town Manager

Scott Alexander, Site Supervisor

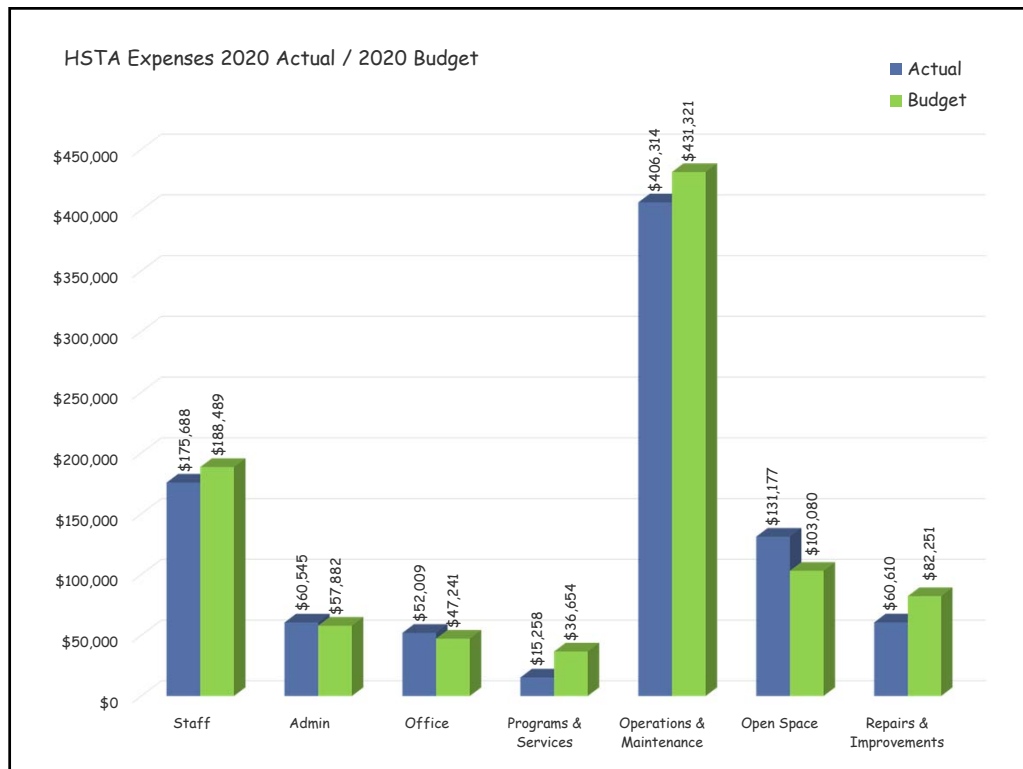
Virginia Buford, Town Coordinator



Income Detail (Jan-Nov)

ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
Assessments	HOA Assessment of \$258 per lot per quarter, Condo Maintenance Fees (Condo owners only) \$134 per lot per quarter. Delinquent Accounts total \$24,482.85 as of 11/30/2020.	\$772,072	\$809,353
Transfer Fees	1/2 of 1% of the gross selling price CC&R 3.1.7.7. Forty-one (41) homes transferred owners as of 11/30/2020. Refer to Exhibit A.	\$120,881	\$83,329
Interest	FDIC Insured CD Investments. Interest income is from ID Trust and Raymond James Accounts.	\$10,429	\$9,564

ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
Facilities	Clubhouse and Barn Rental income offsets some of the maintenance costs of the facilities. 25 Barn and 3 Clubhouse rentals cancelled due to COVID. 3 wedding rentals rescheduled to 2021 rolling over rental fee (\$4,500) with refundable deposits (\$2,250) included in actual.	\$18,669	\$22,154
Leases	CTC Lease, Cell Tower Lease. Association leases land to CTC and SBA Communications (Agreements date back to the Developer of Hidden Springs).	\$21,420	\$21,582
Other	HSSC Oversight, Set Up Fees, Late Fee and Legal Fee Reimbursement, Miscellaneous. HSSC pays HSTA for project management and administration; new homeowner set up; late fees on delinquent accounts, reimbursement of legal fees for liens, collections etc.; miscellaneous income from access card replacement, mailbox locks and Toll Brothers sign lease.	\$33,724	\$38,330
TOTALS		\$977,194	\$984,312



Expense Detail (Jan-Nov)

ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
Depreciation	Conservation, Operating	\$59,004	\$59,004
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 (No Jr. Site Crew and Pool Monitors).	\$175,688	\$188,489
Administrative	AMI Management Fee, Insurance, Corporate Tax Preparation, Financial Review, Legal Fees, Supplies, Printing and Postage. Actual higher than plan due to insurance premium increase more than budgeted and unplanned legal fees for COVID and revised Policies, additional supplies and postage for Sewer Cleaning notices mailed to all homeowners in Phase 1, 2 and 5.	\$60,545	\$57,882

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 Dropbox account expense.	\$52,009	\$47,241
Community Programs & Services	Events, Programs, Website, Event and Program Sponsorships (YMCA, Hidden Springs Library). Actual lower than plan due to COVID and gathering restrictions. Non-refundable deposits transferred to 2021 along with the cost of supplies already purchased.	\$15,258	\$36,654
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. Actual lower than plan. No Pool Monitors due to COVID. Pool Monitor payroll budgeted in O&M with all other Pool Monitor payroll expenses out of Staffing. Higher than budgeted expenses in August, September and October due to increased pool maintenance and utility costs with pools open until the end of September and increased costs to open and maintain Fitness Room(s) during COVID.	\$406,314	\$431,321

ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
Open Space	Operations and Maintenance, Repairs, Farm, Agricultural Fields, Vehicles, Equipment, Chemicals, Trails. Actual higher than plan due to Creek Restoration project and Creek Clean. Additional expenses in December to remove multiple swimming holes constructed in the creek causing more erosion.	\$131,177	\$103,080
Site Repairs & Improvements	Buildings, Structures, Fences, Trails, Facilities, Parks, Clubhouse, Fitness Center, Pools, Irrigation System, Trees, Other Plantings. Actual lower than plan as projects were put on hold in the spring due to COVID. Refer to What's in the Works for pending 2020 expenses.	\$60,610	\$82,251
TOTALS		\$960,604	\$1,005,922

2020

Expenses for projects noted below (January-Nov) are included in the 2020 Actuals.

- Produce Safety Alliance Training - Completed one-day Grower Training Course covering key areas and requirements of the Produce Safety Rule (safe farming practices) (January)
- Updated Policy 210 Collections Procedure - Delinquent Account Recovery attorney change to save HOA fees associated with prior collection attorney's new collection process/fees (February)
- Adopted New Contract Review Process - Process check list for HSTA staff and Town Council to follow before approving new or renewing existing contracts (February)
- Farm Consultant - Identified and hired Whistlepig Farm Owners to collaborate with the Farm Leadership team on crop management and farming best practices (March)
- Mutt Mitt Dog Waste Station Bag Refills - Change from 2-ply to single ply, palette purchase saving HOA \$6K over a 2.5-year period (March)

2020

- Fitness Room Equipment Repairs - Treadmill, crunch bar and weight benches, purchased Plyo boxes (March/April)
- ATV and Truck - Maintenance and repairs
- Wildfire Preparedness Project - Prepared, submitted and awarded State Farm grant for fuel reduction program with 18 owners participated (April/May)
- Operational Plan for Opening the Pools - Protocol developed in response to COVID in accordance with national, state, CDC, HOA attorney and insurance guidelines (April/May/June)
- Wildfire Preparedness Project - Prepared, submitted and awarded State Farm grant for fuel reduction program (April/May)
- Shared Community Events Agreement - Collaborated with Grossman Company/Cartwright Ranch on a Shared Community Events Agreement which was tabled due to contract language and liability concerns expressed by HOA Insurance and potential financial impact to the community (January-May)

2020

- Community Barn Change Use Permit - Ada County approved application for change of use and occupancy permit (May) ADA restroom improvements, installation of a drinking fountain, includes architectural review, engineering and construction (August/September)
- Spring Storm Tree Maintenance - Emergency drop, fallen tree clean up and removal (May)
- Wetland and Riparian Area - Tree and shrub pruning, clean up and removal (June)
- Pools - Pump, heater, igniter and light repairs and replacement umbrellas (June-Mid Sept)
- 23 Streetlights - Retro-fitted with LED January-July (34 of 77 lights are now LED)
- Operational Plan for Opening the Fitness Room - Protocol developed in response to COVID in accordance with national, state, CDC, HOA attorney and insurance guidelines (July/August)

2020

- Retro-fit Clubhouse Doors - Installation of panic-push bars to bring up to code (August)
- Dry Creek Bank Erosion - Approximately 60 lineal feet of embankment restored. Further clean out of creek Humphreys to Dry Creek pending. Multiple swimming holes constructed to be removed to avoid further damages and repair expenses (December)
- Phase 8 Deerpath Park Improvements - Repair slope and irrigation, reduce shrub beds, increase turf area, replace dead trees and shrubs (September)
- Clubhouse Pool - Replace fence and handrail (November/Bid \$10,207)
- Village Green - Replace Evergreen under warranty (September)
- Community Events/Programs - Fall and Holiday events dependent on COVID restrictions (September/October/November)
- Noxious Weed Mitigation Efforts - Worked with Ada County Weed Abatement establishing a schedule for spraying in 2020 and 2021 to reduce noxious weed populations (September/October)

Coming Up in 2021

- Capital Reserve Study for HSTA and HSSC - Proposals obtained from four (4) Capital Reserve Study Analyst Firms. Town Council to review and select (Spring)
- Playparks - Replace (3) Repair (2) (Spring/Summer Bids Pending)
- Parklane Park Wall and Shrub Beds - Retaining wall and shrub replacement (Spring/Bid \$6,000)
- South Meadow Park and South Meadow Pool - Concrete repairs (Spring/Bid \$8,040)
- Cougar Field/Long Meadow/10th Pocket Park - Bench repair and installation (Spring/Bid \$2,070+Bench)

Coming Up in 2021

- Clubhouse Parking Lot - Asphalt Repairs (Spring/Bid \$8720)
- Andy's Gulch & Town Ridge - Asphalt Repairs paths (Spring/Bid \$30,200)
- South Meadow Pool & Clubhouse - Repair stonework on front pillars
- Clubhouse Restrooms - Install exhaust fans
- Pools - Replace pool covers
- Dry Creek Park - Improve drainage
- Replace 15 trees (Spring)
- Expand pressurized irrigation system

HOA Assessments

Where does the money go?

The HOA Annual Assessment in 2020 was \$1,032 and in 2021 is \$1,104. Refer to the HSTA Expense Detail for everything included in the daily operation of the community, repair and improvement projects and reserve funding (aka savings for future repairs).

The HSSC Annual Assessment in 2020 was \$564 and in 2021 is \$616. Refer to the HSSC Expense Detail for everything included in the daily operation of the sewage treatment facility and lift stations, repairs and improvements and reserve funding (aka savings for future repairs, inspections, cleaning and sludge removal).

Residents can refer to Exhibit B1-3 for the history of increases from 2006 to 2021. While there have been increases, the good news is that the Town Council has never had to do a special assessment!

HOA Assessments

In 2020, the Association was under budget in a few areas, but over in others. At the end of the year, projections indicate we will be on target and meet our forecast. If we had kept the pools open longer or contracted with Hopkins to pick up all the leaves, the Association would have had an additional \$16-18K in expenses.

The goal has always been to keep Assessments as low as possible, with conservative increases when needed while continuing to provide daily operations, repairs and replacements at a level and standard residents expect and enjoy.

Proposals have been obtained from four (4) Capital Reserve Study Analyst Firms for an HSTA and HSSC Reserve Study. The last one was conducted in 2012 for 2013. The Town Council will review and select a firm early in 2021 in order to complete the study prior to budget planning for 2022.

CC&R Enforcement

- Not our favorite task, but 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 Hidden Springs. 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 (2/3) of total voting power of the Town Association as cast by the members, refer to Bylaw Section 7, CC&R 3.1.1.
- Keep in mind, some amendments might sound good but, would they benefit the community as a whole? Do we really want 1718 trash bins (2 per home) stored on driveways and visible from the street? Do we want 859 RV's parked in driveways, streets or alleys?

CC&R Enforcement FAQs

- Were more CC&R notices issued this year? Please refer to Exhibit C1-2. The number of CC&R violations issued yearly averages 443.
- If a neighbor reports an issue do you automatically issue a violation? No. Every violation is validated/confirmed prior to the Association issuing a courtesy reminder or violation.
- If I constructed an improvement on my property (i.e., shed, landscape remodel, patio etc.) is it a CC&R violation? Yes. Per the governing documents improvements, including changing your house color, rock exterior, require review and approval by the TDRB (CC&R 6.1 and the RDG).
- There is always a commercial truck and trailer parked on my street, why isn't the Association doing anything about it? We are not ignoring the issue. Some situations take longer to resolve as the resident involved fails to respond in a timely manner forcing the issue to go before the Town Council and HOA attorney.
- Is there a fine associated with the violation(s)? No. In 2014 Idaho Legislation changed (refer to IC 55-115). The Association issues a courtesy reminder, followed by a Level 1 Violation Letter if we do not hear from the resident. If a Level 2 Violation Letter is needed, it will come from the HOA attorney and the cost of the attorney's time to write and send the letter (\$150) will be assessed to the resident's HOA account.

COVID & the Community

Thank you to everyone in the neighborhood for looking out for each other, offering a helping hand and for your patience as we worked through and continue to work together on the issues that the community faces managing day to day during a pandemic.

- The Hidden Springs Town Association (HSTA) which every property owner is a member of, is an Idaho non-profit corporation. It is considered a business and therefore falls under rebound.idaho.gov as such.
- The Town Council has a fiduciary responsibility to manage the operations of the community during this pandemic, in accordance with state guidelines and restrictions, the CDC, direction from the HOA attorney and insurance.
- The Town Council and staff cannot disregard restrictions or guidelines without putting the Association at risk (liability, financial). Daily operations, management and cleaning practices for the pools and fitness rooms had to be identified and put into place before the amenities could be open for resident enjoyment.
- The following is a list of everything that was implemented. Refer to Exhibit D for specific costs related to COVID.

COVID & the Community

- Stay Safe Guidelines Posted around community (March)
- Helping Hands contact list for residents who might need assistance (March)
- HSTA staff worked from home (March/April)
- Town Council conducts regularly scheduled Working Town Council Meetings by video and schedules Special Meetings as needed (April - To date)
- Events with large scale gathering postponed (April)
- Fitness room closed (April)
- Sanitizer dispenser installed in Mail Room (April)
- Step 'n Pull installed on Mail Room door (June)
- Protocol and Operational Plan for Opening the Pools developed and implemented (April/May/June)

COVID & the Community

- Pools Open - Refer to Operational Plan for implemented changes (June)
- Plexi Shield installed Office reception desk (July)
- Protocol and Operational Plan for Opening the Fitness Room(s) developed and implemented (July/August)
- Fitness Rooms Re-Opens - Refer to Operational Plan for implemented changes (September)
- Step 'n Pulls purchased and to be installed in Clubhouse (December)
- Events with small or no gathering planned for fall/winter (September/October)
- Candidate Forum hosted on Zoom (November)
- Town Council Elections conducted via Proxy Voting (November/December)
- Annual Meeting postponed until gathering restrictions change and an Informational Meeting to be hosted on Zoom (December)

The Pools

Pool season is never easy and this year was no exception with the extra challenges and operational protocols required due to COVID. During Pool Season (Memorial Day to September) staff is on call 24/7 to address biological and/or behavior issues, test the water and even close umbrellas at the end of the day.

The success of each Pool Season is a team effort and we are particularly thankful to the Hidden Springs Swim Club for identifying and implementing 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 Association plans to follow the same protocol developed and implemented in 2020 in response to COVID, for opening and operating the Pools 2021.
- The protocol will be amended (if needed) to remain in accordance with national, state, CDC, HOA attorney and insurance guidelines, recommendations and restrictions.
- Pools currently scheduled to open Friday, May 21, 2021 and close Sunday, September 12, 2021.
- Curious how this pool season compares to other years? [Refer to Exhibit E.](#)



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

Elizabeth Andrew

Town Design Review Board (TDRB)

Cindy Barney, Designer
Robert Powell, Architect
Jared Schmidt, Architect
Barry Semple, Civil Engineer
Greg Ugrin, Architect

Open Space Committee

Committee Chair
Chuck Vertrees

Land Trust of the Treasure Valley
Open Space Consultants

Appointed Members
Dan Anderson, Kahle Becker, Kevin Dow,
William Junk, Kim Lyons, Don Murray, Aimee
Noonan, Raece Oakeson, Paul Oster, Eddy
Petranek, Tae Swoboda



2020 Open Space Projects

- Dry Creek Bank Restoration Long Meadow and 11th
- Roadmix and gravel being applied to Orchard trails
- Ongoing maintenance work on internal and community trails by volunteers and Hopkins
- Update Community Trail Map (in progress)
- Remove swimming holes and dams constructed in Dry Creek to avoid further erosion issues and costly repairs (in progress)
- Volunteers removed old barbed wire fencing in approved locations to improve wildlife habitat.

2020 Open Space Projects

- Muddy trail sign reminders placed on frequently used trails with a lot of use under muddy, wet conditions
- Identified three (3) meadows to implement restoration practices, raise mow height, mow in late summer or early fall if needed to allow native grasses to reseed
- Noxious weed mitigation plan in partnership with Ada County Weed and Pest Abatement implemented fall 2020 and ongoing
- Obtained Firewise re-certification for 2020 community efforts

2020 Open Space Goals

- Evaluate wetland health and improve trail(s)
- Continue to work with Ada County Weed and Pest Abatement to mitigate noxious weed populations
- Explore grant opportunities for Open Space projects
- Pursue possible trail opportunities and improvements in southern upland Hidden Springs property in conjunction with Boise City's new land acquisition
- Review options to reroute ranch road off Cartwright Road across from Rolling Hills to elevate track out in winter months

The Community Farm

Hidden Springs residents are always welcome to volunteer at the Community Farm!

This year, a unique harvest share plan was implemented due to COVID. The plan was based on both the number and frequency of volunteer hours in order to make it as equitable as possible for volunteers.



2020 Farm Accomplishments

- Whistlepig Farms hired to consult throughout the season on crop selection, rotation, pest control, soil amendments, cover crop seeding, irrigation, etc.
- Improved email communications and document/spreadsheet sharing between Farm Leadership Group (FLG) members and HSTA.
- Instituted automated Sign-Up process to manage volunteer participation and adhere to social distancing guidelines.
- Identified creative ways to share harvest with Hidden Springs residents during pandemic like Rhubarb Drop & Swap, sharing over 200 lbs. of rhubarb in exchange for food donations resulting in 300 lbs. of non-perishable food items for the Idaho Food Bank.
- Continued to encourage residents to contribute to compost efforts at the Farm.
- Instituted farm chores to allow volunteers to participate in "solo" activities.
- Used Sign-Up volunteer attendance data to improve tracking of volunteer time contributions and to guide harvest sharing.

2020 Harvest

Crops limited in 2020 due to COVID

Asparagus	Horseradish	Scallions
Arugula	Kale	Tomatoes
Beets	Leeks	Tomatillos
Blackberries	Lettuce	Winter squash
Carrots	Onions	
Cucumbers	Radishes	
Garlic	Raspberries	
Herbs	Rhubarb	



2021 Farm Leadership

- Sharon Halvorsen
- Laurel Dow
- Stacy Olmstead
- Cheryl Cook and Sallie Morse will be "retiring" from the Leadership Team but, but have agreed to serve as "substitute" Work Session Leaders as necessary in 2021



Community Farm Goals

Provided COVID produce safety restrictions are minimal and gathering restrictions are lifted for the 2021 season the goals are:

- Continue to provide the Community Farm as an amenity for all Hidden Springs residents to preserve the agricultural heritage of Dry Creek Valley
- Market the Farm to attract more volunteers and U-pickers (HSTA)
- Enhance volunteer engagement to increase regular and repeat volunteers
- Proactively recruit and utilize additional apprentices for future leadership
- Develop standard Responsibility Statements for Chair, Leadership Group, and apprentice roles
- Explore options for a permanent deer fence

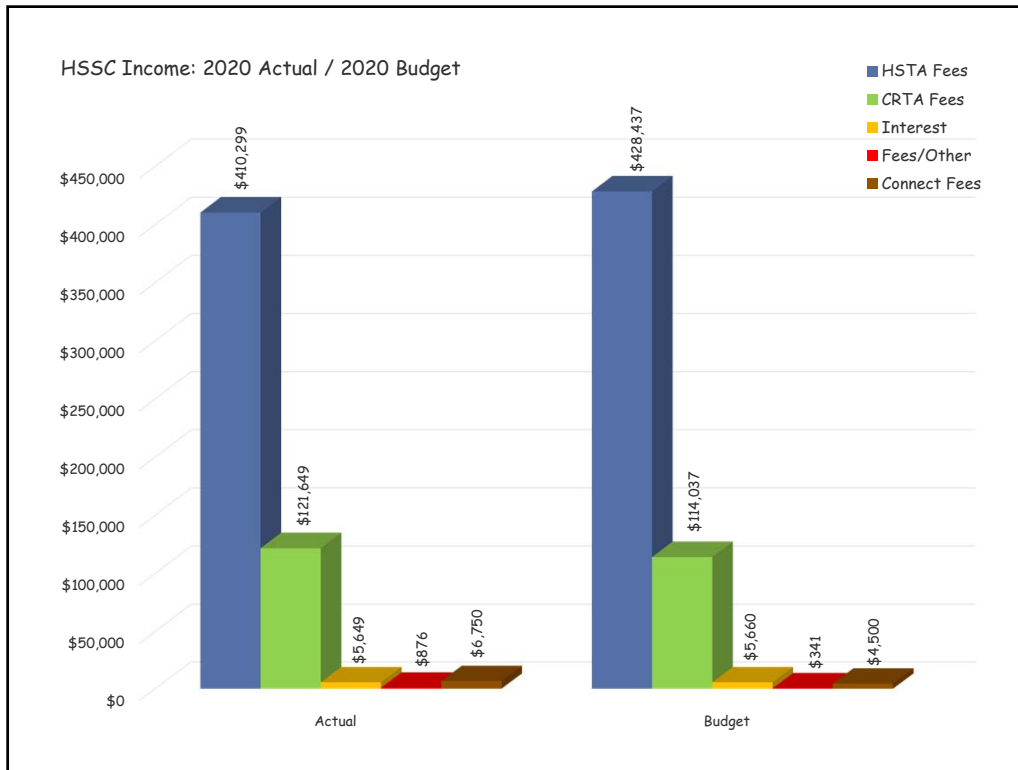
Community Farm Goals

- Hold farm size to no more than 33 rows (a reduction of 25% from 2019) and prioritize use of existing seed inventory
- Continue refining harvest share distribution procedures, based on methods utilized during 2020 and the Farm's guiding principle, *Share the work, share the harvest!*
- Improve raspberry plant infrastructure by replacing 5+ year-old irrigation lines and adding lower trellis wire
- Continue to provide a suitable and fully-operational community compost operation as part of the Farm
- Become a more sustainable Farm, by minimizing single-use products (such as plastic bags, unnecessary paper products)

December 4, 2020

Hidden Springs Sewer Company

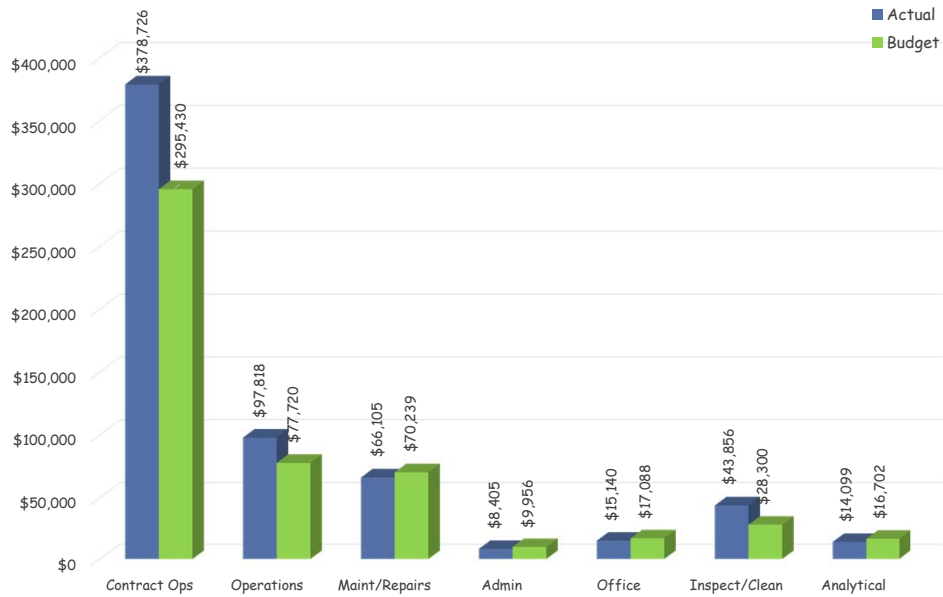
Annual Report



HSSC Income Detail (Jan-Nov)

ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
HSTA Sewer Fees	HSTA Sewer Assessment is \$141.00 per lot per quarter	\$410,299	\$428,437
CRTA Sewer Fees	CRTA Sewer Assessment is \$147.50 per lot per quarter Assessment includes \$6.60 administrative fee for account administration and billing	\$121,649	\$114,037
Interest	FDIC Insured CD Investments Interest income from Raymond James Accounts	\$5,649	\$5,660
Late Fees/Other	CRTA Member Late Fees Delinquent Accounts total \$4847.26	\$876	\$341
HSSC 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.	\$6,750	\$4,500
TOTALS		\$545,222	\$552,975

HSSC Expenses: 2020 Actual / 2020 Budget



HSSC Expense Detail (Jan-Nov)

ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
Depreciation		\$60,500	\$60,500
Contract Operations/ Professional Services	OMCS Service and Labor, Mountain Waterworks Engineering, Strata Engineering <i>Actual higher than plan. OMCS hours and professional services required to address facility operation, engineering fees for additional Seepage Testing, updating the Plan of Operation (PO) and Quality Assurance Project Plan (QAPP) for DEQ compliance (refer to Reuse Permit No. M-174-05)</i>	\$378,726	\$295,430
Operations	Utilities (Water, Power, Gas, Trash), Chemicals <i>Actual higher than budget. Increased electrical costs to process increased influent from CRTA.</i>	\$97,818	\$77,720
Maintenance, Repairs & Equipment	Maintenance and repairs at the Wastewater Treatment Facility, Lift Stations, DEQ Compliance. <i>Actual lower than budget.</i>	\$66,105	\$70,239

HSSC Expense Detail (Jan-Nov)

ACCOUNTS	DESCRIPTION	ACTUAL	BUDGET
Admin Fees	Office and AMI Billing, Insurance <i>Actual lower than budget. Fees lower than anticipated.</i>	\$8,405	\$9,956
Office	HSTA Oversight, Telephone, Internet, Alarm, Supplies <i>Actual lower than budget. Supply costs lower than anticipated.</i>	\$15,140	\$17,088
Inspect & Clean	Sewer Line Inspection and Cleaning <i>Actual higher than budget due to Phase 5 cleaning due to grease build up in addition to Phase 1 and 2.</i>	\$43,856	\$28,300
Analytical	Lab Fees, Sample Transportation, Ground Water Sampling and Testing <i>Actual lower than budget. Fees lower than anticipated.</i>	\$14,099	\$16,702
TOTALS		\$642,638	\$575,935

2020

Chlorine dosing rebuild kit
 Lift station pump repair
 Rebuild Cell 3A barge pump
 Annual inspection of backup generators
 Safety inspection and required safety equipment
 Backwash pump rebuild
 Seepage testing
 HSSC Plan of Operations and QAPP Updates
 HSSC Facility Plan Update

2020

Repair three sewer manholes

Flow meter verification

Sand filter maintenance, empty, replace coating and filter sand

Wet well cleaning and inspection

Rebuild valve tree and install

Coming Up in 2021

Collection System Cleaning and Inspection Phase 3 and 4

Pressurized Irrigation Expansion

Identify best practices to avoid recycled water overflows and install auto-shut

CRTA Delinquent Account Collection Process

CRTA Service Agreement

Generator overhaul

Replace Hydro Ranger, irrigation booster pump, raw wastewater pump #2, Roots air compressor and blower #1 and #2

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) 2020 (\$38,913 to date)
- Updated Quality Assurance Project Plan (QAPP) 2020
- Seepage Testing (\$18,106)

2020 Engineering Costs are noted in green

Sewer Line Cleaning & Inspection

Cleaning and inspection of sewer lines in Phase 1, 2 and 5 went well.

There was **significant grease build up** particularly in pipes that transition from slope to flat (i.e., Shicks to Hidden Springs Drive), it is important to not let the grease build up for the following reasons:

- Plugged sewer line causing SSO (Sanitary Sewer Overflow)
- Build-up of sewer gas to include hydrogen sulfide, ammonia, methane, esters, carbon monoxide, sulfur dioxide and nitrogen oxides
- Build up for H₂S can result in biogenic sulfide or microbial corrosion, decreasing the life span of the pipes and concrete manholes

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

Sewer Line Cleaning & Inspection Schedule

Master Rooter recommends phased cleaning and inspection every 5 years

- Phase 3 and 4 / 2021 / \$25K
- Phase 6 / 2022 / \$17K
- Phase 8 / 2023 / \$12K
- No inspection/cleaning in 2024

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

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

Volunteer Hours

	Hours
TDRB	240
Rose Garden	300
Open Space	600
Bike Area	100
Farm	1000
Events	0
Town Council	720
TOTAL	2960

Community Benefit

\$99,686

Thanks to neighbors willing to volunteer the community benefits in so many ways and saves money. Tasks performed by volunteers would otherwise not get done or require the Association to hire a contractor.



Exhibit A: Home Sales and Rentals

	Resale	Rental
2020	41 / 6 pending	60*
2019	47	54*
2018	85	56*
2017	71	60*
2016	73	68*
2015	80	90*

* Approximate

Exhibit B1: Hidden Springs Assessment History (2021-2017)

	2021	2020	2019	2018	2017
HOA Assessment	\$276	\$258	\$253.75	\$253.75	\$247.50
SEWER Assessment	\$154	\$141	\$131.75	\$123	\$120
TOTAL Annual	\$1,720	\$1,596	\$1,542	\$1,507	\$1,470
% Increase	8%	4%	2%	3%	1%
\$ Annual Increase	\$124	\$54	\$35	\$37	\$18

Exhibit B2: Hidden Springs Assessment History (2016-2012)

	2016	2015	2014	2013	2012
HOA Assessment	\$247.50	\$225	\$225	\$225	\$225
SEWER Assessment	\$115.50	\$115.50	\$115.50	\$115.50	\$115.50
TOTAL Annual	\$1,452	\$1,362	\$1,362	\$1,362	\$1,362
% Increase	7%	0%	0%	0%	0%
\$ Annual Increase	\$90	\$0	\$0	\$0	\$0

Exhibit B3: Hidden Springs Assessment History (2011-2006)

	2011	2010	2009	2008	2007	2006
HOA Assessment	\$225	\$225	\$225	\$210	\$210	\$195
SEWER Assessment	\$115.50	\$115.50	\$115.50	\$99	\$99	\$90
TOTAL Annual	\$1,362	\$1,362	\$1,362	\$1,296	\$1,236	\$1,140
% Increase	0%	5%	5%	0%	8%	-
\$ Annual Increase	\$0	\$16.50	\$15	\$0	\$24	-

Exhibit C1: Number Comparison

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

Exhibit C2: Most Popular CC&R Violations

114	Yard maintenance
102	Trash cans visible
97	Trailers, Boats, RVs
49	Unapproved sign
41	Improvement without TDRB Approval (sheds, flagpoles, landscape, etc.)
25	Holiday lights (issued in February)
10	Paint House
7	Fencing Repair
9	Animals
27	Other (rubbish, debris (not trash cans), in-operable vehicles)

Exhibit D: COVID Expenses

ACCOUNTS	DESCRIPTION	ACTUAL
Staff	Hourly Staff time (20 hrs) to assist salaried employees process COVID waivers (June/July) includes hourly wage, payroll taxes and workers comp insurance	\$348
Administrative	Legal consult regarding COVID and HOA liability, supplies for stay safe reminders	\$120
Office	Color copies for COVID signage and reminders, and plexi shield for office reception desk	\$198
Community Programs & Services	COVID and Social Distancing signage purchase for events	\$816
Operations & Maintenance	Facility Cleaning, Janitorial Supplies, Pool Supplies	\$9,190
TOTAL		\$10,672

Exhibit E: Pool Number Comparison

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

HSTA invites the Dry Creek Historical Society to present each year at the Annual Meeting 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

2020 Year in Review



Looking Back at 2020

- 12th year hosting guests
- 100 active DCHS members
- Many events cancelled due to COVID/gathering restrictions including favorites like, Old Time Farm Day, Front Porch Concerts and the Halloween Haunted House
- Farmstead grounds cared for by a team of volunteers!
- History Hikes program
- Maintenance projects including removal of trees for building and pedestrian safety and repair of well house and controller
- BSU Construction Management Granary Restoration finished and re-opening ceremony - project cost \$25,000



Looking Back at 2020

- Boise School District 3rd grade class tours cancelled
- Small tours hosted for specialty groups (i.e., Sororities)
- Established new chicken and goat management
- Barn rehab project (replacing rotted beams) started by Frank Eld
- ID Public TV show on barns Oct 2020 and March 2021.
- BSU Construction Management Association committed to and started on Woodshed Restoration
- Root cellar staged and decorated
- Eagle Plein Art Festival
- On-line auction fundraiser through Auction Frogs
- DCHS membership drive/packet drop on all front porches in Hidden Springs and Cartwright Ranch



Looking Forward to 2021

- Woodshed Restoration
- Increase Membership & Volunteers
- Explore Grant opportunities
- History Hikes
- Capital Raising Events / Capital "Hit List"
- Boise School District 3rd grade school tours program Spring and Fall
- West Ada School District remote Farmstead classroom program for fourteen (14) 3rd grade classes
- Old Time Farm Day, Front Porch Concerts, Haunted House, Santa & Mrs. Claus
- Bake sale fundraisers at HS Concerts

Looking Forward to 2021

- Increase advertising for events and the Farmstead
- Continued maintenance
- Potential BSU Interns
- Install plaques & markers on historical locations
- Signage for Farmstead and buildings
- New displays
- Create DCHS shirts, business cards and swag

DCHS Memberships

The Dry Creek Historical Society and the Schick-Ostolasa Farmstead are supported solely by volunteers, donations and grants. DCHS depend on memberships to keep the Farmstead open to the public and the property in good shape. Members receive regular Email Newsletters and advance notice of activities and events.

Visit <http://drycreekhistory.org/> for membership information

Individual \$30

Family \$60

Membership Benefits include:

Free admission to Front Porch Concerts
 Invitations to members-only events like History Hikes
 Subscriptions to the DCHS *Newsletter*

*Thank you for your
continued support!!!*

