



Hidden Springs Town Council Meeting Minutes November `14, 2022

A meeting of the Hidden Springs Town Council was held via Zoom on November 14, 2022, at 7:35pm. The following Town Council members were in attendance.

John Ahrens
Bradley Shafer
Stephanie Wright
Ryan Luke
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens

There were several Hidden Springs residents in attendance via Zoom (no Cartwright Ranch residents). There was no methodology for a "sign in" sheet to record who attended, but during future Zoom meetings this will be addressed, and the attendees' names will be noted in the meeting minutes. The meeting was called to order at 7:36pm.

Approval of Meeting Minutes from previous meeting HSTA 10/18/22

Ryan L. made a motion to approve the HSTA Meeting Minutes from 10/18/22. Brad S. seconded the motion. All TC unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

There was one (1) vote conducted by e-mail since the last Working Town Council meeting on 10/14/22: TC unanimously approved the Construction Agreement between the Association and Cuddy Mountain Trails for the construction of the South Trail Realignment (See details and map on file in the Town Office).

HSTA Financial Update and Treasurer's Report

Stephanie W. and the TM provided a detailed update of the HSTA financials and Treasurer's Report (See Financial and Treasurer's Reports on File in the Town Office for details).

DCHS and Hidden Springs Library Requests for Support

- DCHS requests continued HSTA support at a modified contribution level from 2022 (See details on file in the Town Office),
- Hidden Springs Library requests continued financial support for programs running November 2022 through October 2023 (See details on file in the Town Office).

Following a discussion by TC and the TM, Garry S. made a motion to continue support of the DCHS and Hidden Springs Library programs. Stephanie W. and Ryan L. simultaneously seconded the motion. All TC members unanimously voted to approve. Motion passed.

HSTA 2023 Budget and HOA Assessment Increase

The TM provided a detailed review of the proposed HSTA 2023 budget. TC asked that efficiencies and budget cuts be found in areas that would not have an overtly negative impact on the quality-of-life

Hidden Springs residents enjoy (I.E. - no event, pool season, or staffing cuts). TC agreed to delay voting on the budget until areas to be cut or restructured could be identified and the numbers rerun. An e-mail vote will be conducted on or before December 1, 2022.

End of Year Business

HSTA staff will not be able to do the end-of-the-year mailing in-house, given the water damage and impact to the HOA office. It will be sent to Keystone/AMI to be produced through the fulfillment house. Included will be:

- Annual Meeting Notice – HSTA (HS) and HSSC (HS and CR)
- Voting instructions and Proxy Ballot (HS)
- 2023 HSTA Budget (HS)
- 2023 HSSC Budget (HS and CR)
- Return Envelope (if an option – HS)

(See additional details on file in the Town Office)

MANAGER'S REPORT

The TM provided a detailed review of the following (see the HSTA Manager's Report on File in the Town Office for details for these, and additional subject matters)

- CC&R Violations
- Website development
- Maintenance & Repairs Projects
- Open Space

Questions and Answers

There were several questions raised by participating HS residents.

Q: Is the refrigerator needing to be replaced located in the Community Barn or the Clubhouse?

A: It's the one in the Community Barn.

Q: Have you investigated whether this refrigerator can be repaired instead of having to replace it? Perhaps it just needs a new condenser?

A: It has already been repaired five (5) times. At this point, it needs to be replaced.

Q: Does the Clubhouse and fitness room "refresh" include the new equipment? Or is the equipment separate from the "refresh"?

A: The refresh is a separate line item from the equipment replacement. We can put off refreshing the Clubhouse surfaces, but still replace the fitness room equipment in 2023. The machines are 8 and 15 years old. They are nearing the end of their "life span".

Q: Is there an update on the beaver relocation and dam removal?

A: Two (2) beavers have been trapped and relocated. It is believed there may be three (3) additional beavers. The dams will be removed by hand, so as not to damage the eco-system in the area, after it is determined that all the beavers have been located and trapped.

Q: Do the homes that are delinquent on their HOA dues impact an increase to the rest of the residents who are not delinquent?

A: No. There is no fee increase for residents due to those who are delinquent on the dues.

Unfinished Business / New Business

Garry S. brought up an idea raised by a resident involving painting home address numbers on the curb in front of the houses. A company that produces a curb address "sticker" has been located and Garry has procured four (4) examples, including two (2) themes. Following TC discussion, it was decided to bring the idea back to the resident who brought up the idea for processing through Policy 500.

Adjournment

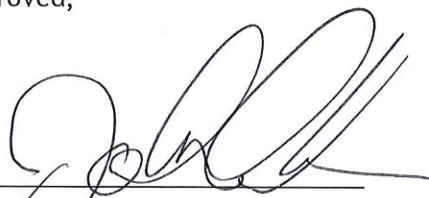
The public HSTA portion of the meeting was adjourned by John A. at 8:26pm.

Respectfully submitted,



Garry Stanislaw, Recording Secretary

Approved,



John Ahrens, President

