



## Hidden Springs Town Council Meeting Minutes September 20, 2022

A meeting of the Hidden Springs Town Council was held on September 20, 2022, at 7:17p.m. in the Community Clubhouse. The following Town Council members were in attendance.

John Ahrens  
Bradley Shafer  
Stephanie Wright  
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens

There were eight (8) residents in attendance. Four (4) residents from Cartwright Ranch (Ila Henkel, Brian Collins, Bert Rivera, & Michele Rodinsky) left the meeting before HSTA business commenced, leaving four (4) Hidden Springs residents present (Jennifer Stanislaw, Doug Tissier, Rachel Tissier, & Sharon Cauchi).

The meeting was called to order at 8:18p.m.

### **Approval of Meeting Minutes from previous meeting HSTA 08/23/22**

Brad S. made a motion to approve the HSTA Meeting Minutes from 08/23/22. Garry S. seconded the motion. All TC members present voted to approve the minutes unanimously. Motion passed.

### **Votes Conducted by E-mail**

There were no votes conducted by e-mail since the last Working Town Council meeting (08/23/22).

### **HSTA Financial Update and Treasurer's Report**

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

### **Policy 500 HS Orchard Disc Golf Course / Policy 500 Cougar Field Removable Soccer Goals**

- On Hold – Abby (legal) will be contacted when she returns from vacation.
- **No Action Taken at this time.**

### **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)

- CC&R Violations
- CAI Board Leader Certification Course
- SBA Perpetual Easement Offer
- Community Improvement Projects
- Website
- Events 2023
- Town Design Review
- Maintenance & Repairs Projects
- Open Space

## Unfinished Business / New Business

There was no unfinished or new HSTA business to discuss at this meeting.

## Questions and Answers

There were several questions raised by residents:

**Q:** What is the new CC&R hearing process for? The residents in non-compliance already know they're in non-compliance because they've received notice from HSTA – so what is the hearing for exactly?

**A:** It's written into the new law – it is now a required legal step.

**Q:** If the CC&R hearing process must take place, what sort of security mitigations would be put in place to ensure that the Town Council and attending residents are safe?

**A:** There might typically be one bad apple, who gets ugly in these situations, but it would be sad for HSTA to have to create a whole bunch of rules or security procedures to deal with the occasional bad apple – one person. That would take away from the special feel of this community. Perhaps it would be a better policy to simply adjourn a meeting at which someone became overtly angry or out of control – adjourn and reconvene when cooler head prevail.

**Q:** You referred to a “level one” regarding a CC&R violation – what does that mean and how many levels are there?

**A:** The first step is a courtesy reminder advising the resident of the issue that needs to be corrected. If the resident doesn't respond and/or correct the issue, it becomes a Level One violation – it is now a CC&R violation. Level Two comes from the attorney – a letter from legal – the resident would be responsible for the attorney fees, but with the new HOA law the resident can't be assessed any fees or fines until they have had an opportunity to be heard (new CC&R hearing process).

**Q:** How were the decisions made regarding the changes in events for 2023? Were the suggested changes put out to the community for input?

**A:** No. The changes didn't receive community input. HSTA had to make the changes – the only change was that there will be three (3) concerts in 2023 instead of four (4). There was the car show and a concert in June, which is a lot of work and activity for the month, so the TM made the executive decision to remove the June concert. The money saved can be better spent attracting better bands, or perhaps a movie night at the Barn.

**Q:** Has the pickleball court been approved for the tennis court at the elementary school?

**A:** Boise School District basically advised that we come up with and submit a proposal.

**Q:** Last year there was only one leaf pick-up day. Could there be another added this year?

**A:** No – it is too expensive. One leaf pick-up cost \$10,000 – adding a second one would double that cost.

## Adjournment

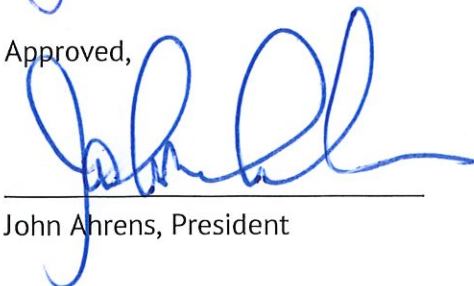
The public HSTA portion of the meeting was adjourned by John A. at 9:15p.m.

Respectfully submitted,



Garry Stanislaw, Recording Secretary

Approved,



John Ahrens, President