



Hidden Springs Town Council Meeting Minutes January 17, 2023

A meeting of the Hidden Springs Town Association was held in the Community Barn and via Zoom on January 17, 2023, at 7:15pm. 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.~~

Dixie Milliken, Town Council Elect, was in attendance.

Ryan Luke was not present.

The meeting was called to order at 7:20pm.

There were several Hidden Springs residents in attendance, both in person and via Zoom. Cartwright Ranch residents were asked to leave/sign-off for the HSTA meeting:

- In-Person – Richard Keplinger, Jim Cromwell, Sharon Cauchi, Rob Leeper, Cheryl Cook, Jennifer Stanislaw, Bill Beattie, Corky Meyers, and Cindy Meyers.
- Via Zoom – Carol Cronin Kriz, Cyndi Elliot, James Kwaterski, Sallie Morse, Donald Rice, Lyn Winer, Brad Davis, Dan Anderson, Jared Schimdt, Loi Kirk, Nicolle Sansotta, Renae Zimmer, Julie Rice, Tom Woodall, Debra Sinclair, Donald Feil, Jill Campbell, Debbie Erickson, Chris Whisler, Joe Getzendanner, Linda Beasley, Aaron Lapp, Shannon Thomas, H. Paterson, and Pamela Patchin.

Approval of Meeting Minutes from previous meeting HSTA 12/06/22

Brad S. made a motion to approve the HSTA Meeting Minutes from 12/06/22. Stephanie W. seconded the motion. All TC present unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

There was three (3) votes conducted by e-mail since the last Working Town Council meeting on 12/06/22:

- 12/19/22 – TC unanimously approved the revised budget for 2023 (See details on file in the Town Office).
- 01/13/23 – TC unanimously voted to acknowledge problems with the outdated CC&Rs and Bylaws, that steps need to be taken to rectify the issues, and to identify a path for resolution.
- 01/15/23 – TC unanimously voted to approve the appointment of Sharon Cauchi, Ken Winer, Eva Hoopes, Jim Cornwall, and John Ahrens to the CC&R/Bylaw Review and Revision Committee.

Council Member Appointments/Officer Elections and Transition

A motion was made by Garry S. to accept 1) the votes cast by residents for the 2023 Town Council, and 2) John Ahrens' resignation from Town Council. Brad S. Seconded the motion. All TC members present voted unanimously to approve. Motion passed.

Accordingly, Brad S. asked for a motion to approve the appointments of the elected candidates into their specific roles on the committee:

- TC President – Garry Stanislaw
- TC Vice President – Bradley Shafer
- TC Recording Secretary – Dixie Milliken
- TC Treasurer – Stephanie Wright
- TC Director-At-Large – Ryan Luke

Dixie Milliken made the motion to approve. Garry S. seconded the motion. All TC member present voted unanimously to approve the motion. Motion passed.

HSTA Financial Update and Treasurer's Report

Month end, December 2022, pending from Keystone/AMI. The Keystone/AMI Controller, who handles HSSC & HSTA accounts, left AMI for another position. Their new Controller for our accounts has been identified, but needs to get caught up on the financials, which will be sent as soon as possible (See Financial and Treasurer's Reports on File in the Town Office for details).

Open Space Committee Member Appointments

Garry S. asked for a motion to approve the appointment of the Chair and Board Members for the 2023 Open Space Committee: Chuck Vertrees, Chair, Dan Anderson, Kahle Becker, Dave Irving, William Junk, Kim Lyons, Clint McCaleb, Eddy Petranek, and Tae Swoboda. Dixie M. made the motion to approve. Brad S. seconded the motion. All TC member present voted to approve. Motion passed.

Farm Leadership Committee

Garry S. Asked for a motion to approve appointment of the Farm Leadership Committee for 2023: Sharon Cauchi, Cheryl Cook, Sharon Halvorsen, Sallie Morse, and Jennifer Stanislaw. Stephanie W. made the motion to approve. Dixie M. seconded. All TC members present unanimously voted to approve. Motion passed.

Resident questions/recommendations regarding the budget

Garry S. provided a brief update and overview of the resident questions/recommendations and answers (see Detail and Manager's Report on file in the Town Office for additional details):

- Lower reserves,
- Reduce Insurance,
- Consider cutting non-essentials like events and pool season length,
- Reduce landscaping services,
- Supplies/Printing/postage,
- Management Fees,
- Phone/Internet,
- Site Operations/Trash, and
- Other considerations

Unfinished Business/New Business

Mail Room – an issue was raised via e-mail and text regarding the mail service in Hidden Springs. The question was posed – do we want to continue using the mailroom in its current location, move to a new

location, or eliminate it entirely, opting for mail kiosks instead (similar to Cartwright Ranch). Several factors have driven this issue to come up:

- Additional package deliveries as on-line purchases increase,
- Lack of parking to pick up mail during peak times,
- Parcel box shortage due to residents not picking up their mail/parcels in a timely manner, leading to the inability to sort additional parcels, sometimes causing to residents having to travel to the Marigold, Garden City Post Office for parcels/packages, and
- Unfriendly/hostile behavior toward the mailroom employee assigned to HS due to issues beyond his control.

Our HS mailroom employee has asked for a different assignment due to the abuse he's received from residents. Anecdotally, he states the USPS is considering going to kiosks for our community, but this has not been verified by anyone at USPS who might make this decision. This decision would be a Post Office decision, not an HSTA decision. Adding kiosks would be extremely expensive for HS residents – we would need 53-55 total kiosks at a cost of nearly \$45,000 for purchase and installation, which HS residents would be responsible for.

CC&R/Bylaw Committee Update – John Ahrens provided a brief overview of what the committee has done to date and the obstacles that need to be overcome to get changes made.

Questions and Answers

Q: Any update on the pickleball court?

A: Yes. It is one of the costs TC decided to cut from the budget for 2023. The work would have to be performed by the School District's preferred contractor/vendor, paid for by HSTA.

Q: Are any events being cut in 2023 to save money?

A: Yes. There was one minor event (concert) cut in June to save money.

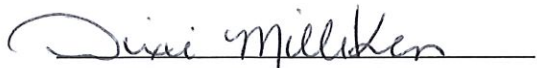
Q: Are the community improvements to the entrance to our town going to be made?

A: No, for 2023 we elected to not spend this money on this project to save residents some money.

Adjournment

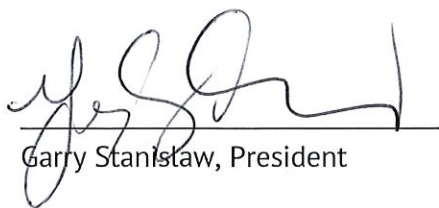
The public HSTA portion of the meeting was adjourned by Garry S. at 8:26pm.

Respectfully submitted,



Dixie Milliken, Recording Secretary

Approved,



Garry Stanislaw, President