



Hidden Springs Town Council Meeting Minutes February 21, 2023

A meeting of the Hidden Springs Town Association was held in the Community Barn and via Zoom on February 21, 2023, at 7:15pm. The following Town Council members were in attendance.

Ryan Luke
Dixie Milliken
Bradley Shafer
Garry Stanislaw
Stephanie Wright

Also in attendance was the Town Manager, Lisa Ahrens.

The meeting was called to order at 7:24pm.

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 – Jennifer Stanislaw, John Ahrens, Jean Smith, David Shotwell, Cornelia Shotwell, Jim Cornwell
- Via Zoom – Laura Petranek, Chris Balt, Juliann Overlie, Sharon Cauchi

Approval of Meeting Minutes from 1/17/23

Brad S. made a motion to approve the HSTA Meeting Minutes from 1/17/23. Ryan L. 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 1/17/23:

- 1/25/23 - Town Council unanimously approved the release of TDRB funds for the development of Xeriscape guidelines for the community by Breckon Landscape for \$24,840. Funds for the project will be from 23000 Builder Deposits (\$31,450) remaining from the Developer and turned over to the Association in 2009.
- 1/25/23 – Town Council unanimously approved the bid from Robbins Construction to repair the Clubhouse Pool Equipment/Storage Building.
- 1/28/23 - Town Council unanimously approved proceeding with the HSTA / Whistlepig Farm Service Agreement in the amount of \$14,000.

HSTA Financial Update and Treasurer's Report

- Service Partners / Contractors / Consultants – Agreements renegotiated
 - AMI – HSTA staff is now employed by HS instead of AMI. This saves the association money in overhead costs.
 - Pacific Office Automation (POA) – Cost savings of \$4000 over a 5 year lease.
 - OMCS – Renegotiated the length of the agreement from 5 years to 10 years and removing the automatic annual increase saved all HSSC customers \$543,000 over 10 years.
- The Income and Expense detail within the Financial and Treasurer's Reports (full report available in the HSTA office) is preliminary as AMI processed the 12/31/22 checks the first week in January. Expenses were booked in January 2023 vs. December 2022. At the March Town Council Meeting, we will detail the January and February income and expenses to budget.

The Mail Room and Parking Lot Challenges

- In response to inquiries regarding the Hidden Springs mailroom:
 - Mail delivery systems are defined and agreed upon at the time a development is established. The developers and USPS established this in 1998.
 - Ada County must approve the postal service for a planned community.
 - USPS is responsible for delivery of the mail and parcels, independent of HSTA.
 - Once a delivery location is established, USPS does not change it.
 - HSTA is currently working with a contractor to add 15-20 more parcel lockers.
 - Mail kiosks would reduce the capacity we currently have for parcels, would eliminate Saturday parcel pick-up and would cost the association \$300,000.
 - Current Hidden Springs mail pick-up hours are Monday thru Saturday 10am – 3pm.
- In response to a number of inquiries regarding the Association owned parking lot in front of the dry Creek Commercial space:
 - All commercial employees will park in the back of the building or on the street.
 - Businesses will remind patrons to follow parking signage both in the lot and on the street.
 - ACTION: Designate two designated short term parking spots for mail pick up on a 12 month trial basis.

Dixie M. made the motion to approve. Stephanie W. seconded. All TC members present unanimously voted to approve. Motion passed.

Community Clubhouse Minimal Refresh

- ACTION: Request Town Council approval to proceed with the Clubhouse refresh not to exceed \$20,000 taking advantage of professional courtesy pricing for Hidden Springs offered by Allure Interiors and Done Rite Flood & Fire Services. Allure Interiors to paint the Clubhouse main room and lobby, paint the cabinets and island, wash over stone, stain mantle, demo and install counter tops and back splash, install flooring in kitchen plus sink, plumbing and electrical plus finish work. Done Rite to install commercial carpet in main room. Stephanie W. Asked for a motion to approve. Brad S. seconded. All TC members present unanimously voted to approve. Motion passed.

CC&R and Bylaw Committee Update – John Ahrens

- The goal of this committee is to investigate how we update our CC&Rs and Bylaws to facilitate cost savings for the Association
- Currently it requires 2/3s of the homeowners to vote yes to change bylaws (576) and 80% of the homeowners to vote yes to change CC&R's (687).
- The CC&R's and Bylaws require the Association to mail ballots for all voting, at an expense of \$10,000 each time.
- The committee is looking for a legislative and/or legal path forward.
- The committee will bring a recommendation to Hidden Springs Town Council in March.

Managers Report (full report available at Hidden Springs Town Association office)

- CC&R Violations
 - 12 – Courtesy Reminders Changed to Monitor Status
 - 20 – New Courtesy Reminders
 - 25 – Outstanding Courtesy Reminders Closed
 - 0 – Violations with Monitored Status Reopened
- Website
 - FFIL will present Town Council with proposed new website on March 6th.

- Maintenance & Repair Projects
 - Clubhouse Pool Equipment/Storage Building – Water damage
 - Clubhouse Restrooms - Exhaust fans never installed in restrooms
 - Community Barn – Heater failed in main room. Both replaced by Rocky Mountain Electric.
 - Community Barn – Storage/storage system for tables and chairs
 - Community Barn – Replacement Refrigerator and Freezer
 - Masonry at South Meadow Pool and Clubhouse
 - Street Light Painting
 - Picket Fences at Village and East Ridge Play Parks
 - Open Space Restoration behind 5115 and 5133 W Parsons
 - Phase 8 common spaces and hillsides

Open Space Meeting 2/7/22 Staff Report (available at the Hidden Springs Town Association office)

- Town Council agreed to allow barbed wire removal on hill behind Humphreys to preserve wildlife.

Unfinished Business/New Business

- Recommend adding i-rings to the barn. Ryan Luke will get a proposal and visuals for Town Council to consider at a future meeting.
- Jean Smith read a letter from 6 Hidden Springs residents (signed by 4 of the residents) (full letter can be seen at the Hidden Springs Town Association office) regarding expenses for Crusin' Hidden Springs.
 - The letter was provided ahead of time to Town Council and to the organizers of Crusin' Hidden Springs to prepare a response.
 - The group is concerned that the event costs the Association money vs being revenue generating.
 - The group wants Town Council to consider:
 - Raising Crusin' Hidden Springs entry fees
 - Eliminating kids' attractions such as the climbing wall and obstacle course
 - Garry Stanislaw provided a response to the group from Town Council (the full response can be seen at the Hidden Springs Town Association office).
 - Public community events are important to Hidden Springs and should include the entire community
 - The cost per household for all 15 community events in 2023 is \$45 per household. The cost per household for Crusin' Hidden Springs is \$5.50 of that \$45.
 - The cost for events in Hidden Springs has come down from a high of \$51,750 in 2014 to our current budget of \$37,000 for 2023.
 - Town Association will address some safety concerns that were raised from the event in 2022.
 - Town Council does not support changing Crusin' Hidden Springs for 2023.
 - John Ahrens provided a response from the Crusin' Hidden Springs organizers.
 - Offered to meet with the concerned group to address their assumptions and concerns.

Questions and Answers

Q: Is Xeriscape going to be required?

A: No, this will just give homeowners additional landscaping options.

Adjournment

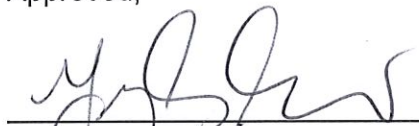
The public HSTA portion of the meeting was adjourned by Garry S. at 9:02pm.

Respectfully submitted,



Dixie Milliken, Recording Secretary

Approved,



Garry Stanislaw, President