



Hidden Springs Town Council Meeting Minutes March 21, 2023

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

Dixie Milliken
Bradley Shafer
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens.

The meeting was called to order at 7:30pm.

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 – Chris Balt, Michael Costa, Sharon Cauchi, Susan Elcox, Art Fraga, Judy Fraga, Dave Irving, Jean Smith, David Shotwell, Cornelia Shotwell, Jim Cornwell, ~~Jean Smith~~, Jennifer Stanislaw
- Via Zoom – Juliann Overlie, Bill Beattie, Kristine Loomis, Heidi Patterson, Brad Davis, Laura Louis

Approval of Meeting Minutes from 2/21/23

Dixie M. made a motion to approve the HSTA Meeting Minutes from 2/21/23. Brad S. seconded the motion. All TC present unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

- 3/9/23 – Town Council unanimously approved the replacement and installation of a streetlight on the corner of Hidden Springs Drive and Andy's Gulch for \$5,600 with a 10-12 week lead time.

HSTA Financial Update and Treasurer's Report

- No Treasurer's Report
- **Income vs. Expenses 2022**
 - The Association's Income for 2022 was \$1,231,273. \$41,736 higher than budget as a result of transfer fee income more than double budget which offset a 0% HOA assessment increase in 2022.
 - The Association's Expenses for 2022 totaled \$1,217,105 recognizing significant cost increases for pool maintenance and supplies, facility maintenance (Clubhouse, Community Barn, Fitness Center), Street Lighting, Utilities, Water, Pest Control and Vehicle & Equipment Maintenance.
 - The Association's Net Income for 2022 was \$9,044.
- **Income vs. Expenses January 2023**
 - The Association's Income for January 2023 was \$116,542. \$10,346 higher than budget as a result of transfer fee and late fee income more than budget.

- The Association's Expenses for January 2023 totaled \$85,958.36. \$13,288 lower than budget. The Association was under plan in all areas with the exception of:
 - **Administrative** – Over plan due to higher costs for Quarterly statement mailings and newsletters and AMI/Keystone's attendance at Annual Meeting.
 - **Open Space** – Over plan due to Beaver relocation and dam removal.
- **Insurance Review** – In response to member concern brought up at the Annual Meeting that the Association is over insured and/or paying too much for insurance, met with two insurance brokers, Higgins and Rutledge and Community Partners Insurance to obtain quotes for possible alternative insurance options. Higgins and Rutledge and Community Partners both identified D&O coverage as a gap in our current policy, but otherwise they both agreed that Hidden Springs is well covered and that the price is competitive.
- **Reserve Study and Fiscal Responsibility** - In response to concern that the Association is over funding reserves and should cut back annual contributions to reserves, consulted with the Reserve Specialist who provided a Reserve Study that can be read in full at the HSTA office.
 - Based on the Reserve Study 2021 and financial review 2022, the Association is adequately funded following a 50% threshold funding model and the Sewer is currently inadequately funded (therefore the CUIF) and working toward achieving 70% threshold funding model due to the critical nature of the service.
- **Site Supervisor Replacement**
 - Staff prepared options for Town Council to review in Executive Session - Hire another employee or add the tasks to the Hopkins contract.
 - There are non-monetary pros and cons to each option.
 - There are monetary benefits to contracting with Hopkins resulting in a cost savings to the Association in multiple areas, workers comp insurance, office and admin expenses, pay roll taxes, equipment and vehicles.
- **HSTA Delinquent Accounts**
 - As of 3/17/23 total \$29,113 compared to \$64,699 last month and \$13,489 last year.
 - Note, this year's AR includes HOA regular assessments and the Capital Improvement and Upgrades fee, late fees and interest compared last year at this time which was only HOA regular assessments, late fees and interest.

Policy 500 Cougar Field Removable Soccer Goals

David Sansotta, Project Advocate resubmitted for approval the proposal to donate, install, and maintain soccer goals in Cougar Field.

- Discussion – The Project Advocate fielded questions regarding the alignment of the goals and recommends East/West for safety reasons. He also discussed the color of the goals and indicated that he doesn't believe spending money to change the color is money well spent. Two community members asked the Project Advocate to consider portable goals vs in ground goals. However, the current proposal will remain unchanged in this regard.
- **Considerations**
 - Donation – Goal Posts; Installation
 - HOA Responsibilities – Landscaping; Storage of the goals in the off-season;
 - Alignment – North/South or East/West
 - Color – Goals are white and the Town Association requested almond. The Project Advocate is not changing the color. A color change would have to be done by the Association.
 - Cost reimbursement
 - Probationary period – Needs to be defined
 - Parking – The use of Cougar Field as a soccer field will be limited to community use only and for local team practice sessions and not tournaments due to the lack of parking to support events like that.
- Hidden Springs Town Council will discuss in Executive Session before voting.

CC&R and Bylaw Committee Update – John Ahrens

- The legislative path is not going to happen this year since we are already in session and there isn't time to get a bill on the floor this year.
- Per the Notice of Intent for the CC&R and Bylaw Committee and pursuant to the Hidden Springs governing documents, members are:
 - Class A Members with a current HOA account and in good standing (No active CC&R violations)
 - Per section 1.3 of the CC&R's, they have agreed to keep the greater community and property values paramount to recommendations made to the Town Council.
 - They have also agreed as committee members to attend meetings, participate in discussions, garner input from other Boards, Committees, and Members, deliberate on revisions and as an appointed member, vote on recommendations to the Town Council that are in the best interest of the Hidden Springs Community as a whole.
- The Committee will come back to Town Council with a recommendation to move forward to address the bylaw changes first.
 - There will be costs for legal review
 - No need for a special meeting, which is a cost savings

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

CC&R Violations

- 13 – New Courtesy Reminders
- 14 – Closed Courtesy Reminders
- 3 – Courtesy Reminders Changed to Violation Notice
- 5 – Violation Notices Closed
- 0 – Violations with Monitored Status Reopened

Community Clubhouse Minimal Refresh

- The Town Council approved the interior refresh at the 2/21/23 meeting not to exceed \$20,000
- The refresh is almost complete and will come in under budget
- The next phase of this project is to replace the furniture in the Clubhouse. Town Manager requests Town Council to approve a budget not to exceed \$12,000 to purchase the following:
 - 6 Tables with stands
 - 24 Chairs
 - 1 Dining room table with 2 benches and 2 chairs
 - 2 Club chairs
 - 1 Side table
- Brad S. moved to approve the new furniture budget of \$12,000 and to proceed with the purchase of replacement furniture for the Community Clubhouse. Dixie M. seconded the motion. Motion passes.

Maintenance & Repair Projects

- Clubhouse Pool Equipment/Storage Building – Water damage – IN PROGRESS
- Clubhouse Restrooms - Exhaust fans never installed in restrooms.
- Community Barn – Storage/storage system for tables and chairs – IN PROGRESS
- Community Barn – Replacement Refrigerator and Freezer – IN PROGRESS
- Masonry at South Meadow Pool and Clubhouse – IN PROGRESS
- Street Light Painting – ON HOLD
 - Painting on hold until staff can inspect and map street lights and signs by phase. The projected life-span of the street lights is 20 years. With the recent failure of the light on

the corner of Hidden Springs Drive and Andy's Gulch it will be important to determine a replacement schedule to be factored into the community's reserve study.

- Picket Fences at Village and East Ridge Play Parks - IN PROGRESS
 - Wood Picket Fences at both the Village and East Ridge Play Parks are in disrepair. Members are concerned about safety.
 - NEXT STEPS: Needed repairs are extensive and should not just be painted over. Staff has considered removing the fences however, some residents like having fenced play-park options. Staff will obtain a second bid and obtain Town Design Review approval to change fence style either from gothic picket to straight or to iron. Town Manager will share updated bids with Town Council at the April meeting and make a recommendation.
- Open Space Restoration behind 5115 and 5133 W Parsons.
 - The riparian bank has eroded and is overgrown with invasive shrubs and weeds.
 - Charlie Baun, ECS came out and proposed some restoration work to build up the bank.
 - Upon receipt, the proposal and request for approval will be sent to the TC.
- Phase 8 common spaces and hillsides
 - Charlie Baun, ECS to take a look at the areas hydroseeded by Syman in 2019.
 - Residents are complaining that the area is not cared for like other areas in the community.
 - The Association maintains the area the same as other non-watered natural areas in the community, mowing a couple times per season and spraying for noxious weeds.
 - Shared with the residents that if they want "green space" or watered common area that isn't possible in Phase 8 given the pressurized irrigation system was never designed to deliver water to this Phase.
 - Upon receipt, the proposal and request for approval will be sent to the Town Council.
- Homestead, Corner and Ranch Agricultural Fields
 - The agricultural fields require reseeding. The fields were sprayed for thistle and other noxious weeds in the fall and tilled.
 - Obtained a bid from Vesey seeding - \$.065 per square foot and a cost of approximately \$40K to the Association.
 - OMCS upon notification of this cost was able to rent a seeder for \$500 and purchase seed for \$1,600. They proposed seeding the fields at a significantly reduced cost to the Association. Their mechanic repaired the John Deere tractor getting it operational this past weekend. With labor the anticipated cost is \$4,600 (Seeder \$500; Seed \$1600 and Labor \$2500). Savings to the community \$35K. The Town Manager approved this effort.

Website

- Making final adjustments and edits. Launch date still TBD.

Unfinished Business/New Business

- Jennifer Stanislaw read a letter sharing her support for keeping all of the amenities and events in Hidden Springs. She also shared her observations and appreciation of the past and current Town Council's and HSTA Staff and the work they do and have done to keep costs down for homeowners.
 - She is concerned with the formation of a group that seems to be targeting the budget management and in particular community events.

Questions and Answers

Q: Are all of our street lights in need of replacement or repair?

A: The lifespan of the streetlights is 20 years. The HSTA will conduct an assessment of all of the streetlights and map and number them. Once we know how many we need to replace now, we will order the replacements in bulk to save money and schedule those replacements. Since the community was built in phases, we expect only the oldest streetlights will need replaced and we can plan for future replacements as those streetlights age. The community has 75 lights in total.

Q: Regarding the potential iron fences replacing the picket fences, can they be white instead of black to avoid the hardwater staining?

A: We can take that as a question to the Design Review Board.

Q: When we discuss "savings" where does that money go?

A: Savings aren't allocated back 1:1, but it is always discussed at the Town Council meetings. You can also review the budget at any time.

Q: What are we reserving money for?

A: For unexpected repairs and costs and to avoid special assessments on homeowners. The Reserve Study is available in the Hidden Springs Town Association office for review by anyone that is interested in reviewing it.

- As aside, Hidden Springs HOA fees have gone up 3.7% on average for the last 19 years. This is below the rate of inflation.

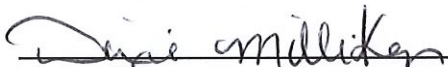
Q: Why do we have to fill out a form to get the information we want?

A: The form is so that we can track the requests and, when appropriate, gain approval from Town Council.

Adjournment


The public HSTA portion of the meeting was adjourned by Garry S. at 9:29pm.

Respectfully submitted,



Dixie Milliken, Recording Secretary

Approved,



Garry Stanislaw, President