



Hidden Springs Town Council Meeting Minutes April 18, 2023

A meeting of the Hidden Springs Town Association was held in the Community Clubhouse and via Zoom on April 18, 2023, at 7:00pm. The following Town Council members were in attendance.

Ryan Luke
Stephanie Wright
Dixie Milliken
Bradley Shafer
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens.
The meeting was called to order at 7:40pm.

Hidden Springs residents in attendance:

- In-Person – Richard Keplinger, Jennifer Stanislaw, Sharon Cauchi Echo & Scott Brown, Tom & Alberta Woodall, John Ahrens, Cheryl Cook, Susan Elcox, Jennifer Palagi
- Via Zoom – Juliann Overlie, Bill Beattie, Cornelia Shotwell, Susa & Jeff Guinn, Ed Wardwell

Approval of Meeting Minutes from 3/21/23

Brad S. made a motion to approve the HSTA Meeting Minutes from 3/21/23. Gary S. seconded the motion. All TC present unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

- There were no votes conducted via email since the last Town Council meeting.

HSTA Financial Update

- **Income vs. Expenses February 2023**
 - The Association's Income for February 2023 was \$103,127. \$1,913 lower than budget. January 1 through February 28, Actual Income is \$7,498 higher than budget.
 - The Association's Expenses for February 2023 totaled \$88,246. \$5,585 lower than budget. January 1 through February 28, Actual Expenses are \$15,873 lower than budget.
 - The Association was at or under plan in all areas.
 - January 1 through February 28, Net Income is \$23,372 higher than budget.
- **Income vs. Expenses March 2023**
 - The Association's Income for March 2023 was \$109,637. \$4,760 higher than budget. January 1 through March 31, Actual Income is \$12,258 higher than budget.
 - The Association's Expenses for March 2023 totaled \$89,223. \$3,036 lower than budget. January 1 through March 31, Actual Expenses are \$18,909 lower than budget.
 - **Office** – Over due to receipt of delayed invoices for the Copier/Printer
 - **Open Space** – Over due to timing of purchase of Mutt Mitt supply for the year. \$8K split between Open Space Ops and Maintenance and Site Ops and trash.
 - **Site Operations and Maintenance** – Over due to the timing of purchase of Mutt Mitts, receipt of delayed Ada County Trash Invoices (from 2022), repairs to

equipment and vehicles and removal of the street light corner of Hidden Springs Drive and Andy's Gulch.

- January 1 through March 31, Net Income is \$31,167 higher than budget.
- HSTA Delinquent Accounts as of 4/17/23 total \$62,990 compared to \$29,113 last month and \$40,972 for the same time last year. Note Q2 Assessments were applied to accounts and due 4/1/23 and delinquent if not received by 4/10/23. Note, this year's AR includes HOA regular assessments and the Capital Improvement and Upgrades fee, late fees and interest compared to last year at this time which was only HOA regular assessments, late fees and interest. Of the 104 Past Due accounts, 35 have amounts less than a regular quarterly HOA or sewer assessment comprised of late fees, interest and or amounts due for incorrectly paid dues.
- **Treasurer's Report**
 - The town association reserves are currently 23% above target.
 - HSTA account details can be viewed at the HSTA office

Policy 500 Cougar Field Removable Soccer Goals

- David Sansotta, Project Advocate resubmitted the proposal at the last meeting.
- The Town Council asked that the HOA attorney be contacted regarding a "gift agreement," as suggested by a member of the Open Space Committee. Staff has been working on connecting with the attorney who was out of the office and then out sick since 3/24/23. Draft "Probationary Period" language (similar to the Bike Area) has been prepared.
- Once the two documents are finalized, they will be submitted to the Town Council for final approval on this project as proposed, white goals and oriented east/west.
- Once Staff has final approval, they will coordinate installation with David Sansotta.

CC&R and Bylaw Committee Update – John Ahrens

- HSTA legal counsel has recommended we update our CC&R's and bylaws.
- Summary: The committee is skeptical that we can get the votes necessary to make the changes to CC&R's. We are also investigating a judicial path, but that has never been done before and could be expensive. There is also a legislative path that we didn't have time to properly explore this year, but this is an option for us in the 2024 Idaho legislative session. Changing the voting rules, is a little risky where there could be a rouge group make unappealing changes to the CC&R's.
- Our proposed next steps is to focus on bylaws for now due to the voting rules to change CC&R's.
 - Hire legal help to clean up the bylaws and provide the appropriate legal language
 - The committee, HSTA staff, and Town Council conduct a charrette to collaborate on efficiencies and recommended changes
 - Announce intentions to the community
 - Door to door to get a proxy vote for the 2023 Town Council election timeframe
- These steps are important for either making the change ourself, or going through the judicial path or legislative path with evidence of our efforts to make a change.
- When this is successful, the Association can save \$5300 - \$5800 annually
- Total project is approximately \$1500.00
- **ACTION:** John Ahrens will send the request for approval via email for Town Council consideration.

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

CC&R Violations / April 2023

- 10 – Courtesy Reminders NEW
- 13 – Courtesy Reminders CLOSED
- 5 – Courtesy Reminders to VIOLATION NOTICE
- 0 – Violations Monitored Status to CLOSED
- 0 – Violations Monitored Status Reopened

Maintenance & Repair Projects

- Pool Equipment/Storage Building – Water damage – COMPLETE
 - Final bill and completed projects sent to Insurance Company
 - Total cost of the project \$37,392
 - \$28,000 Replacement Insurance Claim
 - \$ 9,392 From Reserves to bring building and electrical to code, fix improperly sloped concrete to allow for drainage and waterproofing
- Masonry at South Meadow Pool – COMPLETE
- Bike path Andy’s Gulch (Asphalt) – IN PROGRESS
- Pool Opening – Target Date to be open to residents is 5/26/23 – IN PROGRESS
 - Plumbing on the week of 4/24/23
 - Pools uncovered 5/16/23, cleaned and treated for 2 weeks in preparation for swim season
- Clubhouse Furniture – IN PROGRESS
- Community Barn – Storage/storage system for tables and chairs – IN PROGRESS
- Community Barn – Replacement Refrigerator and Freezer – IN PROGRESS
- Additional Parcel Boxes for Mail Room – IN PROGRESS
- Street Light Replacement – IN PROGRESS
 - Corner of HSD and Andy’s Gulch
- 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. Per the reserve study, the fences were scheduled for replacement in 2022 with an estimated cost of \$11,149.
 - Staff explored cost to replace with wood and iron. Butte Fence returned the following:

	WOOD	IRON
Village	\$4,902	\$4,581
East Ridge (w/o homeowner gates)	\$15,419	\$15,019
East Ridge (w/ homeowner gates)	\$17,228	\$17,281

- Per resident recommendation at the March Meeting, Staff contacted Boise River Fencing. A bid is pending.
- 12th Avenue Tree and Turf Replacement - IN PROGRESS
- Clubhouse Restrooms - Exhaust fans never installed in restrooms.
- 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 and plant with native grasses which will be easier to maintain on an annual basis to keep invasive species from taking over the resident’s yards.
 - 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 TC.

Website

- Making final adjustments and edits.
- Announcement to go out to community this week notifying members of the new website and to register to receive email and text information from the Town Association.
- Launch date will be Monday, 4/24/23.

Unfinished Business/New Business

None

Questions and Answers

Q: Is the number of homes that are delinquent about the same as this quarter last year? Or are we trending up?

A: Lisa will provide that data.

Q: Have the fees for the HS Swim Team been worked out?

A: HSTA is one price and will open to HS residents for two weeks before opening to Cartwright Ranch. If they get 125 to sign up in the first two weeks, it will not open to Cartwright Ranch. There will be an additional charge for Cartwright Ranch that will be paid to the Town Association.

Q: Can we ensure that sidewalks are clear of tree branches and bushes for walkers?

A: If you see something that needs addressed, send a message to Lisa with a picture and the address.

Q: Can we put together a proposal to get a group of block captains?

A: Yes, but proceed with caution. The cost of printing materials made our previous program too expensive. Research creative ways to get the information to the residents.

Q: Are coyotes getting close to homes?

A: This time of year is breeding season, so stay diligent. Fish and Game also has information on their website.

Q: Will Lisa put out a message reminding people to slow down?

A: Yes, it will go into the Newsletter and there will be additional reminders. We may use cones in the no parking sections of the parking lot to remind people where there is no parking.

Q: Can we get a permanent “Your Speed” sign for the neighborhood?

A: Lisa will see where we are on the list.

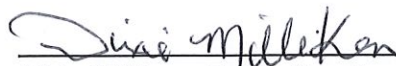
Q: Is text notification available with the new website?

A: Yes, but it is a one-way communication.

Adjournment

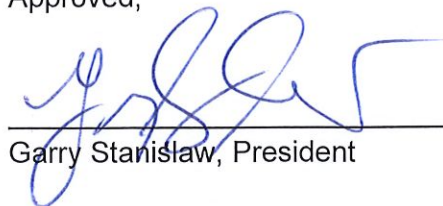
The public HSTA portion of the meeting was adjourned by Garry S. at 8:28pm.

Respectfully submitted,



Dixie Milliken, Recording Secretary

Approved,



Garry Stanislaw, President