



Hidden Springs Town Council Meeting Minutes May 23, 2023

A meeting of the Hidden Springs Town Association was held in the Community Clubhouse and via Zoom on April 18, 2023, immediately following the Hidden Springs Sewer Company meeting. 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 7:30pm.

Hidden Springs residents in attendance:

- In-Person – Jennifer Stanislaw, Sharon Cauchi, John Ahrens, Bill Beattie, Jean Smith, Matt Krebs, Cornelia Shotwell
- Via Zoom – None

Approval of Meeting Minutes from 4/18/23

Stephanie W. made a motion to approve the HSTA Meeting Minutes from 3/21/23. Ryan L. seconded the motion. All TC present unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

- 5/3/2023 – Following discussion at the April Town Council Meeting, Town Council unanimously agreed to accept the donation of soccer goals for Cougar Field. In keeping with other Policy 500 projects, the Town Council and Project Advocate requested that expectations, responsibilities, terms, and conditions for the installation and acceptance of the donated soccer goals be formalized.

HSTA Financial Update

- **Treasurer's Report**
 - YTD 2022 Financials have been posted on the website
 - YTD 2023 Financials have been received and reviewed
 - Operating account balances are within normal range
 - The Board is continuing efforts to field questions and concerns to decrease expenses, while keeping the betterment of the community at the forefront.
 - HSTA decreased in Raymond James fund year over year, due to the restructure with reserves.
 - Total income received month to date is \$129k vs \$107k budgeted
 - Total expenses incurred month to date is \$113k vs \$79k budgeted
 - The budget overage is due to the spraying of trees and building repair
 - HSTA operating reserves are at \$154K
 - HSTA account details can be viewed at the HSTA office
- **Income vs. Expenses**
 - The Association's Income for April 2023 was \$131,049. \$23,108 higher than budget. January 1 through April 30, Actual Income is \$33,179 higher than budget.
 - The Association's Expenses for April 2023 totaled \$113,379. \$34,560 higher than budget. January 1 through April 30, Actual Expenses are \$15,650 higher than budget.
 - Areas over budget by \$500

- **Insurance** – Over due to timing of payment of Employer Liability Insurance premium.
- **Facilities Operations & Maintenance** – Over due to timing of janitorial and pool maintenance invoices and clubhouse appliance repairs and maintenance.
- **Open Space** – Over due to timing of community farm expenses, agricultural field expenses to get all lines operational, vehicle equipment repairs (tractors)
- **Site Operations and Maintenance** – Over due to increased pest control and cost of additional Hopkins crew member as Scott is transitioned out of the site supervisor role.
- **Site Repairs/Improvements** – Over due to timing of contractor invoice for work done at the Clubhouse Pool pump building compared to Insurance reimbursement, repairs to fitness room equipment and timing of TruGreen invoice for application of horticultural oil, fertilizer and root drench applications.
 - January 1 through April 30, Net Income is \$19,716 higher than budget.
- HSTA Delinquent Accounts as of 5/17/23 total \$34,996 compared to \$62,990 last month and \$25,050 for the same time last year. Of the 58 Past Due accounts, 30 have amounts less than a regular quarterly HOA or sewer assessment comprised of late fees, interest and or amounts due for incorrectly paid dues.

Bylaw Revision

- The Bylaw Revision Committee has been working with Smith Knowles to identify a scope of service to provide legal services for the rewrite of the Association’s governing documents and other flat fee projects. Upon request, the firm will provide a cost breakdown for certain rewrites, FHA certifications, or other flat fee projects. They will work with the committee to prepare amended and restated bylaws. The firm has estimated this work will cost \$1,000 or less and will request permission from the Board before exceeding \$1,000 for this work. **ACTION** for the committee - The Town Manager and Town Council request the committee host a community meeting to inform residents of this work.
- **ACTION:** The Smith Knowles Service and Fee Agreement will be send via email for approval to Town Council, to include section “C” prepared amended and restated bylaws not to exceed \$1,000 unless approved by the Board.

Manager’s Report (full report available at Hidden Springs Town Association office)

CC&R Violations / May 2023

- 14 – Courtesy Reminders NEW
- 9 – Courtesy Reminders CLOSED
- 3 – Courtesy Reminders to VIOLATION NOTICE
- 1 – Courtesy Reminder MONITORED
- 1 – Violation ESCALATED
- 0 – Violations Monitored Status to CLOSED
- 1 – Violations Monitored Status REOPENED

Maintenance & Repair Projects

- Bike path Andy’s Gulch (Asphalt): still trying to identify a contractor – In Progress
- Pool Opening – 5/26/23 – In Progress
- Pools - Replace Hand Rails – In Progress
 - Due to the age and wear and tear of the wedges in the deck, Pool Doctor was not able to get them installed securely. Pool Doctor attempted to replace the wedges, however the handrails have, over time, been molded to the old wedges and will no longer fit new wedges. They were able to source replacements locally and will be able to install them 5/24/23 and not delay the pool opening. Cost estimate totals \$4098.
- South Meadow Pool – Explore adding additional parking spaces; need to check with Ada County – In Progress
- Clubhouse Furniture – In Progress
- Community Barn – Storage/storage system for tables and chairs – In Progress

- Community Barn – Replacement Refrigerator and Freezer – In Progress
 - Appliances have been ordered. Over cabinet removed (under budget)
- Additional Parcel Boxes for Mail Room – In Progress
- Parcel Lockers delivered and contractor working on installation.
 - Once installed USPS locksmith will be scheduled to install USPS locks.
 - Will need to schedule a painter to finish the project.
 - Working on coordinating replacement locks for damaged lockers.
- Street Light Replacement (Andy’s Gulch/Hidden Springs Drive) – Complete
- 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.
- Removal and relocation of landscape boulders in Open Space next to 12233 N Humphreys Way to allow for better upkeep of the area. – In Progress
- Add landscape boulders to the corner of Upper Ridge at Schick’s to cover metal pipe left over from old signage. - In Progress
- 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.
 - We received an additional bid, but they didn’t breakout the pricing so we are waiting for that breakout before moving forward.
 - Staff explored cost to replace with wood and iron. Butte Fence returned the following:

	WOOD	IRON
Village	\$4,902	\$4,581
East Ridge (without homeowner gates)	\$15,419	\$15,019
East Ridge (with homeowner gates)	\$17,228	\$17,281

- 12th Avenue Tree and Turf Replacement – In Progress
- Hidden Springs Drive Maple Trees Replacement – In Progress
- Humphreys Way Pear Tree Replacement – In Progress
- Poplar Creek Maple Tree Replacement – In Progress
- South Meadow Pool Trash Enclosure for Trash Carts (to be in compliance with CC&R’s) – In Progress
- Entrance stone edging is constantly being damaged by cars and trucks entering the community. The Association should consider actual curbing instead of the rocks currently there.
- 2 dead willows on N Humphreys and 1 in the orchard need to be removed and potentially replaced with Globe Willows.
- 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

Unfinished Business/New Business

Matt Krebs presented his proposed solution to address the limited space in our current mailroom. The issues he intends to address are:

- Small mailboxes
- USPS not delivering parcels to doorsteps within a ½ mile radius of the mailroom
- A large portion of the community live a “good distance” from the current mailroom
- The cost associated with leasing the current mailroom

Matt's suggestions

- Phase I
 - HSTA write a letter to USPS requiring accountability for parcel delivery to doorsteps within ½ mile radius of the mailroom
 - Send a survey to residents asking for feedback and ideas for improvement
 - Renegotiate our current lease
- Phase II
 - Plan for a second mailbox location

Town Counsel and residents listened and asked questions. Matt was informed that if he wishes to launch this project, he will need to adhere to Policy 500 and follow the process defined in that policy.

Questions and Answers

Q: Is Disc Golf dead?

A: Waiting for Ada County since the location is in the conservation easement.

Q: Can we paint curbs red in no parking zones?

A: Waiting to hear from ACHD.

Q: Are we above what we anticipated what we would get in transfer fees? Or, where are we?

A: Total year to date is \$36,255 and budget was \$13,000.

Adjournment


The public HSTA portion of the meeting was adjourned by Garry S. at 8:33pm.

Respectfully submitted,

Dixie Milliken 06 / 27 / 2023

Dixie Milliken, Recording Secretary






Approved,

 06 / 27 / 2023

Garry Stanislaw, President

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