



## Hidden Springs Town Council Meeting Minutes August 22, 2023

A meeting of the Hidden Springs Sewer Company was held in the Community Clubhouse and via Zoom on August 22, 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 7:39pm.

There were no Cartwright Ranch residents in attendance.

Hidden Springs residents in attendance:

- In-Person – Jennifer Stanislaw, Sharon Cauchi, Jean Smith, Bill Beattie, David Cooper, John Ahrens, Kate Nelson, Susan Elcox, Suzette Cooper, Eric Schulman
- Via Zoom – Juliann Overlie

### **Approval of Meeting Minutes from 7/25/23**

Stephanie W. made a motion to approve the HSTA Meeting Minutes from 7/25/23. Ryan L. seconded the motion. All TC unanimously voted to approve the minutes. Motion passed.

### **Votes Conducted by E-mail**

- 7/26/23 – Town Council unanimously approved and signed an updated Smith Knowles Service & Fee Agreement and Exhibit A Assessment Recovery Program for collection of delinquent Hidden Springs Town Association accounts. The update had some language changes and rate increases. The HOA pays the legal fees for delinquent accounts upfront and when recovered, the HOA is reimbursed.
- 8/3/23 – Town Council unanimously approved hiring Modern Concrete to pour the concrete footings for the installation of the soccer goals in Cougar Field for \$3600 to be pulled from the Community Improvement Project Fund (\$60K set aside from Cartwright Ranch use of pools and water line easement). The Town Council could opt **NOT** to reimburse the advocate \$2000 at the end of the probationary period having spent \$3600 for the install. Hopkins had concerns regarding their ability/expertise to install due to the size and weight of the soccer goals; In their opinion the

Association would be better served going with a concrete company. While Modern Concrete was on site to measure the pools for future repairs, the Town Manger took the opportunity to have Modern bid installation of the goals. The Project Advocate originally proposed installing them using HOA equipment; realizing the community did not own the necessary equipment and would be better served with a professional install we approached Hopkins; realizing Hopkins was not comfortable installing, we approached Modern Concrete. Modern agreed to pour within the week versus October 2023. Modern was referred to the Association in 2016 by Dean Hastriter, former resident and Town Council member in the concrete business. Modern has conducted other pours for the Association; they stand behind their work and they are always the lowest price.

**CRTA Board Representative (Tabled from last meeting with further discussion with CR Board)**

- With the newly formed Cartwright Ranch Town Association Board, they are interested in having a liaison present for Regular Meetings of the Hidden Springs Town Association, Town Council.
- Per HOA Legal Counsel, *"I reviewed the governing documents and relevant statute. I agree that you do not have anything prohibiting attendance at the Board meeting for a representative from Cartwright in the documents or statute. I think it makes sense that Cartwright would want to attend given some of the similar concerns re: water/sewer etc. I do think you want to be careful about setting a precedent for any third party to attend. Thus, I would recommend having in the meeting minutes the specific decision to allow Cartwright to attend this meeting given these common concerns and that future attendance by nonowners will be reviewed on a case-by-case basis."*
- **ACTION:** We will table this discussion again since there was no Cartwright Ranch Board member at the meeting.

**HSTA Financial Update**

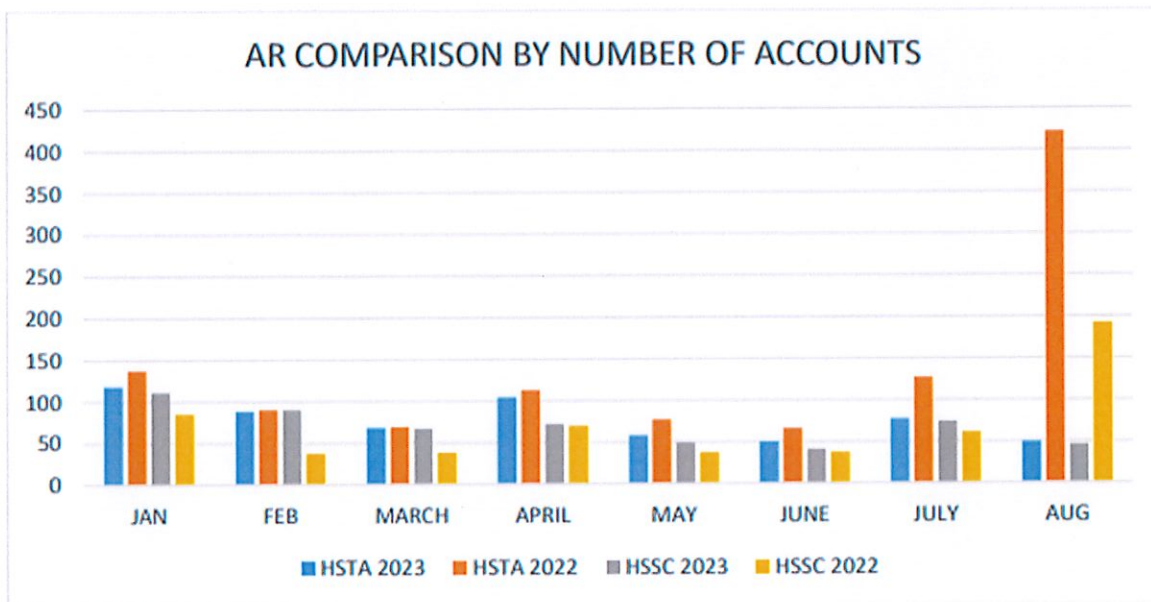
• **Treasurer's Report**

- The YTD 2023 financials have been received and reviewed through July.
- The operating account balance for HSSC has been thoroughly reviewed.
- Reclass to come in August between reserve cash account and operating account. The net impact is \$0.00. This reclass is to match the reserve liability between the cash accounts.
- Budget preparation will start in September and into October.
- **Operating/Reserves/Investment Account Monthly Balances – HSTA**

Asset Accounts	Description	July '23	June '23	July '22	June '22	YoY July	MoM 2023	MoM 2022
<b>Hidden Springs Town Association</b>								
Operating	CIT Checking 0780	465,841	555,927	667,971	847,122	-30%	-16%	-21%
Reserves	CIT Reserve 6970	171,595	163,608	84,490	0	-	5%	-
Investment	Idaho Trust MM 4019	206,114	205,677	204,607	204,602	1%	0%	0%
Investment	Raymond James 6207	61,743	80,506	621,997	521,477	-90%	-23%	19%
Investment	CD's *see balance shee	795,000	775,000	220,330	320,168	261%	3%	-31%
		<b>\$ 1,700,293</b>	<b>\$ 1,780,717</b>	<b>\$ 1,799,395</b>	<b>\$ 1,893,368</b>	<b>-6%</b>	<b>-5%</b>	<b>-5%</b>

- **Income vs. Expenses June 2023**

- The Association's Income for July 2023 was \$117,434. \$9,821 higher than budgeted for the month. YTD, Actual Income is \$79,665 higher than budget.
- The Association's Operational Expenses for July 2023 totaled \$123,342. \$8,098 higher than budget with Community Programs/Events and Trees over budget due to timing. YTD expenses are under budget \$28,296.
- YTD, Net Income is \$116,409 higher than budget.
- HSTA Delinquent Accounts as of 8/18/23 total \$20,794 (49 accounts) compared to \$47,618 (77 accounts) last month. The outstanding AR balance as of 8/22/22 was \$393,080 (422 accounts). Note: Due to the Capital Improvements and Upgrades Fee added to accounts and due August 15, 2022 the dollar amount and count is higher than usual.



**Bylaw Revision**

- Proposed revisions sent to Smith Knowles for review and comment 8/18/23.
- Follow up meeting with Smith Knowles and the Bylaw Committee scheduled for 8/31/23

**Community Survey**

- The purpose of the survey is an attempt by the Town Council to get input from the community on existing operations and amenities, what is valued and what may not be valued. What members may want to cut back on or spend more on to see existing amenities improved as they prepare the 2024 budget.
- Input for survey questions was inspired by feedback from the Open Space Committee and Farm Leadership Committee and members in attendance at Town Council and Annual Meetings.
- A draft survey was prepared and shared with the Town Council
- Once finalized it will be made available to the community. Target release date is 9/1/23 with responses due by 9/22/23.
- Residents will be notified of the survey by Q4 2023 statement mailing newsletter, email, fliers in the mail room and social media.
- Survey results will be shared with members via the community website.

### **Tree Maintenance**

- Common area trees in parkways and parks are in need of maintenance (removal of dead wood, limb up for clearance, structural pruning and shaping) in the next few months. This maintenance will improve tree health, provide for vehicle and truck clearance, reduce weight and broken limbs with fall and winter storms.
- This maintenance was last done in 2018 for \$28,000 – Clubhouse trees and park (10 trees) Shaffer (11 trees), Upper Schicks (28 trees), Lower Schicks (23 trees), Hidden Springs Drive (210 trees) and the Village Green (8 trees). Not all parkways or areas. Estimate 800+ trees in total.
- Bids were requested from Done Rite, Senske and Tapson's Tree Service.

**ACTION:** Based on the scope of work, price, previous work and customer service, Town Council is asked to approve the community wide tree trimming service done by Done Rite Tree Service. Stephanie W. made a motion to approve, Dixie M. seconded the motion. The vote was unanimous. Motion passes.

### **Pool Repairs**

- The community pools are aging amenities and need repair.
  - Clubhouse Pool – Beach Entry, coping cracks and concrete missing, surrounding deck/sunbathing area cracked with concrete missing.
  - South Meadow Pool – Coping cracks and concrete missing, holes in plaster, surrounding deck/sunbathing area cracked.
- From the reserve study, \$15,476 is allocated in 2021 and 2024 for sealing and \$49,832 in 2026 and \$36,447 in 2029 for sealing.
- Bids were requested so far from Pool Doctor and Custom Pools with a call to Western Luxury Pools but no response. In addition, Mr. Mudd and Modern Concrete for more options.

## **MANAGER'S REPORT**

### **CC&R Violations / August 2023**

5 – Courtesy Reminders NEW

25 – Courtesy Reminders CLOSED

9 – Courtesy Reminder MONITOR

3 - Level One to CLOSED

3 - Level One to MONITOR

1 – Level One to MONITOR (HOA Account with attorney for Collection)

1 – Level One to Certified Letter and Hearing with Town Council

### **Maintenance & Repair Projects**

- Bike path - Andy's Gulch (Asphalt) – COMPLETED
- Pools – Decks at both pools are in need of extensive repairs - IN PROGRESS
- Clubhouse Furniture – IN PROGRESS
- Fitness Center – Replacement Equipment – IN PROGRESS
- Community Barn – Storage system for tables and chairs – IN PROGRESS
- Community Barn – Wood ramp and rail replacement – IN PROGRESS

- Additional Parcel Lockers in Mail Room – IN PROGRESS
  - USPS scheduled lock install which should be done in the next couple of weeks
- 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.
  - Staff explored cost to replace with wood and iron. Iron is the less expensive option with lower annual maintenance costs. Two contractors submitted estimates, Butte Fence and Boise River Fence. Meridian Fence is scheduled to come out and make repairs to Butte Fence work at pool gates in August. Butte Fence is not returning calls or showing up for repairs. Will request an estimate from Meridian Fence before making a recommendation.
- Facility rain gutter repairs and replacement – IN PROGRESS
- Hidden Springs Drive Maple Tree 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 – COMPLETE
- Entrance and Village Green Landscape Refresh – IN PROGRESS
  - Researching options / working with Breckon Landscape who is preparing Xeriscape guidelines
    - Installing curb and gutter \$6,638 and requires ACHD approval and permit.
    - Refresh to create better visibility at the entrance particularly with the crosswalks and busy commercial area.
- Switchback Trail Solar Lights for Safety – IN PROGRESS
- Open Space Restoration behind 5115 and 5133 W Parsons – IN PROGRESS
  - 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.
- 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.
- Clubhouse Restrooms - Exhaust fans never installed in restrooms.
- 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.

- o 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.
- o Upon receipt, the proposal and request for approval will be sent to the TC.

### **Unfinished Business/New Business**

- Kate Nelson – We would like Town Council to evaluate what it would cost to hire a tree manager to analyze our current trees and potentially hire them to manage and reduce the amount of trees we lose. Town Council will conduct a cost benefit analysis to hire a tree manager.

### **Questions and Answers**

**Q:** What is an example of when we dip into our reserves?

**A:** The clubhouse refresh is one example. Anything over \$5,000 we will use reserves for. Under \$5,000 we take out of our operational budget.

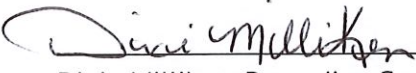
**Q:** Are residents responsible for the trees in the grass strip in front of our houses?

**A:** Yes, and Done Rite will offer residents 10% off if you want to get them to do those trees when they do the trees the Association is responsible for.

### **Adjournment**

The public HSTA portion of the meeting was adjourned by Garry S. at 8:30pm.

Respectfully submitted,

  
Dixie Milliken, Recording Secretary

Approved,

  
Garry Stanislaw, President