



## Hidden Springs Town Council Meeting Minutes September 19, 2023

A meeting of the Hidden Springs Sewer Company was held in the Community Clubhouse and via Zoom on September 19, 2023, at 7:00pm. The following Town Council members were in attendance.

Ryan Luke (via Zoom)  
Dixie Milliken  
Bradley Shafer  
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens.  
The meeting was called to order at 7:21pm.

There were no Cartwright Ranch residents in attendance.

Hidden Springs residents in attendance:

- In-Person – Jennifer Stanislaw, Sharon Cauchi, Jean Smith, Susan Elcox
- Via Zoom – Juliann Overlie, Linda Beasley

### **Approval of Meeting Minutes from 8/22/23**

Dixie M. made a motion to approve the HSTA Meeting Minutes from 8/22/23. Brad S. seconded the motion. All TC unanimously voted to approve the minutes. Motion passed.

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

- 9/21/23 – Town Council unanimously approved the Hopkins bid for \$24,000 to replace 7 Autumn Blaze Maples on Hidden Springs Dr. and 8 Pears on Humphreys. They are prepared to install at the end of September. The expense to be split, \$12,800 to be charged to Trees 57200 and the balance to Reserves as unspent funds from 57200 for 2020, 2021 and 2022 went to reserves.
  - The Association budgets funds to replace 5-8 trees a year (Budget line 57200 Trees). The Association has not replaced trees in three years holding off due to COVID, expenses, inflation etc.
  - Hopkins cost per tree is \$1600 includes removal, sprinkler repair and 1 year warranty.
  - Bids were obtained from Senske and Done Rite in July to replace Maples on N 12<sup>th</sup> and the price per tree compared to Hopkins, Senske \$2000 a tree and irrigation and Done Rite \$1600 a tree no irrigation repair
- Meridian Fence to replace the wood picket fences at Village and East Ridge Play Parks which are in disrepair. The project is scheduled to start 10/4/2023. The Town Design Review Board approved the change from wood to iron. History – Annual maintenance and repair costs were escalating due to the age of the wood fence. Association members expressed concerns about safety. Per the reserve study, the fences were scheduled for replacement in 2022 with an estimated cost of \$11,149. We explored the cost to replace with wood as well as iron. Iron is the less expensive option (8% less) with lower

annual maintenance costs. We obtained three estimates, Butte Fence, Boise River Fence and Meridian Fence. Butte Fence and Boise River Fence are no longer returning phone calls or returning to fix work they have done in the neighborhood previously (the gates at Pools). Meridian is working and a separate estimate to replace the gates.

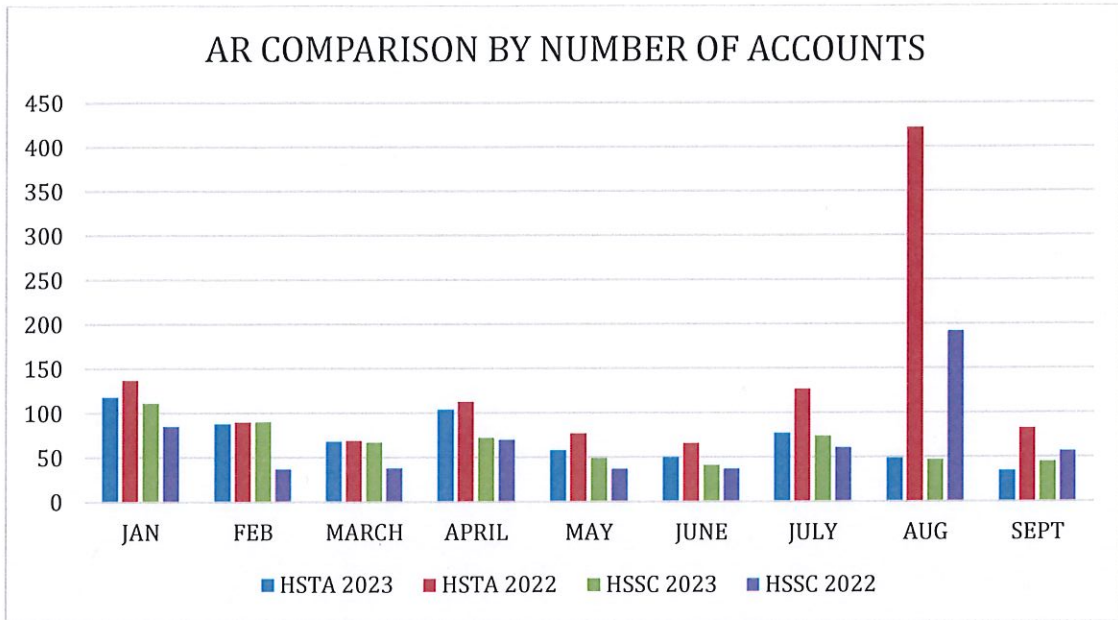
	BUTTE FENCE/IRON	BOISE RIVER FENCE/IRON	MERIDIAN FENCE
Village	\$4,581	\$4,218	\$4,570.96
East Ridge (w/o owner gates)	\$15,019	\$17,045	\$19,584.25
East Ridge (w/ owner gates)	\$17,281	\$18,445	\$20,351.13
ASSOCIATION COST	<b>\$19,600</b>	<b>\$21,263</b>	<b>\$24,155.21</b>
HOME OWNER COST FOR GATES	\$565.50 each	\$350 each	\$255.63

**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**
  - There is no Treasurer’s Report this month
- **Income vs. Expenses August 2023**
  - The Association’s Income for August 2023 was \$115,353. \$7,101 higher than budgeted for the month. YTD, Actual Income is \$86,766 higher than budget.
  - The Association’s Operational Expenses for August 2023 totaled \$148,997. \$12,014 higher than budget with Facilities Operations & Maintenance, Office, Site Operations & Maintenance, and Site Repairs and Improvements over budget due to timing as well as a number of repairs to buildings, fences, the pools, irrigation and other plantings. YTD expenses remain under budget \$16,282.
  - YTD, Net Income is \$87,030 higher than budget.
  - HSTA Delinquent Accounts as of 8/31/23 total \$18,237 (35 accounts) compared to \$20,794 (49 accounts) last month. The outstanding AR balance as of 9/16/22 was \$18,642 (83 accounts).



### **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.
- All documents associated with the proposed revisions can be found on the Hidden Springs website under governing documents.
- There is an informational meeting scheduled for September 26, 2023 from 6:00pm – 7:00pm. The bylaws committee and a representative from Smith Knowles will be there.

### **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**

- 16 – Courtesy Reminders NEW
- 2 – Courtesy Reminders CLOSED
- 0 – Courtesy Reminders to VIOLATION NOTICE
- 7 – Violations Monitored Status to CLOSED
- 1 – Violations Monitored Status Reopened
- 2 – Level One Violations ESCALATED – Certified Letters Mailed 9/15/23 for hearings 10/17/23

Note: Open space hammocks/bird feeder to be removed this week by HOA.

#### **Community Survey**

- Residents notified via printed quarterly newsletter, email newsletter and flyer posted in the mailroom.

- 177 have viewed the survey and there are 17 have responded
- Survey results will be shared with members via the community website.

### **Maintenance & Repair Projects**

- Removal and relocation of landscape boulders in Open Space next to 12233 N Humphreys Way to allow for better upkeep of the area. – COMPLETED
- Add landscape boulders to the corner of Upper Ridge at Schick's to cover metal pipe left over from old signage – COMPLETED
- Pools – Decks at both pools are in need of extensive repairs - IN PROGRESS
- Tree Trimming / Association Parkways and Parks) – IN PROGRESS
- Merc/Village Green Parking Lot Striping and One Way Arrows – IN PROGRESS
- Hidden Springs Dr. Crosswalk at Village Green ACHD stripping and install of crossing flags – 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
- Picket Fences at Village and East Ridge Play Parks - IN PROGRESS
- 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
- 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.
  - 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.

**Resident Requests and Other Follow up Items**

- In response to the request at the last meeting to explore hiring a tree manager to assess the trees annually, prune, treat for pests and fertilize the following tree companies were approached, Done Rite, Tapson and Tanager.
  - o Trees community wide - All companies would be interested in providing a bid to assess and prune on an annual basis but not treat for pests or fertilize. This would still need to be contracted out which is the current process.
  - o Orchard Trees - Hopkins is agreeable to removing Orchard work from the contract if that is what the Association wants to do. I was able to find one contractor so far willing to bid. Summer Lawns total cost per season \$44,200 which is \$20K more than what we are currently paying.

**Hidden Springs HOA  
Landscape Management Services for Orchard**

	<i>Qty of Services</i>	<i>Cost of Service</i>	<i>Total Cost</i>
<i>Weekly Maintenance, bagging &amp; trimming</i>	32	\$ 750.00	\$ 24,000.00
<i>Spring Clean up</i>	1	\$ 1,800.00	\$ 1,800.00
<i>Fall Clean up</i>	2	\$ 2,000.00	\$ 4,000.00
<i>Spring Fertilization</i>	1	\$ 1,800.00	\$ 1,800.00
<i>Spring Turf Weed Control</i>	1	\$ 600.00	\$ 600.00
<i>Dormant Oil for Trees</i>	1	\$ 1,500.00	\$ 1,500.00
<i>Weekly Meetings with DEQ</i>	32	\$ 150.00	\$ 4,800.00
<i>Sprinkler Turn On</i>	1	\$ 400.00	\$ 400.00
<i>Sprinkler Blowout</i>	1	\$ 500.00	\$ 500.00
<i>Sprinkler Check &amp; Adjust</i>	32	\$ 150.00	\$ 4,800.00
<b>Total</b>			<b>\$ 44,200.00</b>

**Unfinished Business/New Business**

- None

**Questions and Answers**

**Q:** Regarding the removal of some boulders, where are the remaining boulders being stored?

**A:** They are being stored at the Barn and we are looking for places in the community to use those.

**Q:** What kind of trees are we replacing trees with?

**A:** We are replacing the Autumn Blaze Maples with Autumn Blaze Maples and Pear trees with Pear trees. We will replace some of the Willow trees in the parks with Globe Willows.

**Q:** Will the South Meadow pool gate be chained closed, since it is not secure?

**A:** Yes, we will chain the gate closed after the pools are closed for the season.

**Q:** How has attendance been at the pools this year?

**A:** We don't have pool monitors any longer, so we don't have accurate records of attendance.

**Adjournment**

The public HSTA portion of the meeting was adjourned by Garry S. at 7:56pm.

Respectfully submitted,

*Dixie Milliken*

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Dixie Milliken, Recording Secretary

Approved,






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Garry Stanislaw, President

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