



Hidden Springs Town Council Meeting Minutes February 27, 2024

A public meeting of the Hidden Springs Town Council (HSTC) was held in the Hidden Springs Clubhouse on February 27, 2024, at 6:30 pm for residents of Hidden Springs. The following Hidden Springs Town Council (TC) members were in attendance:

- Tim Corcoran, President
- Cliff Cramp, Vice President
- Melissa Christian, Treasurer
- Renae Zimmer, Recording Secretary

Also, in attendance was:

- Lisa Ahrens, Hidden Springs Town Association (HSTA) Town Manager

Hidden Springs residents in attendance were:

- Ken Winer
- Garry Stanislaw
- Jennifer Stanislaw
- John Ahrens
- Timothy Wagner
- Eric Schulman
- Sharon Cauchi

Attending via Zoom were:

- Heidi Wagner
- Juliann Overlie

The meeting was called to order at 6:46 pm.

Approval of Meeting Minutes

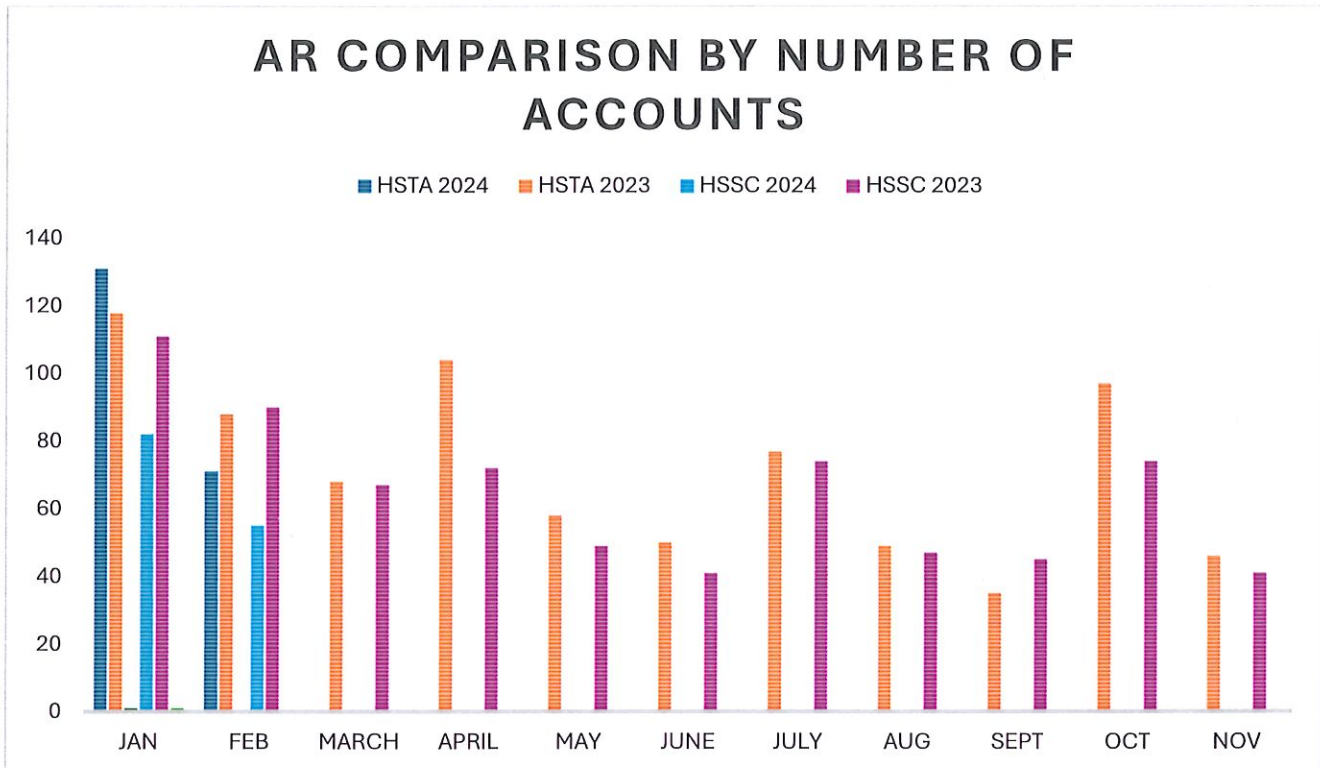
- Renae Z. made a motion to approve the HSTA TC Meeting Minutes. Cliff C. seconded the motion. All TC members unanimously voted to approve the minutes. Motion passed.

Votes conducted by email since last TCM

- 2/5/24 – Town Council unanimously approved an updated Open Space Appointed Committee Member List previously approved at the January Town Council Meeting.

Treasurers Report and Financial Update

- January Financials have not been received from AMI to prepare a Treasurers Report or a financial update.
- HSTA Delinquent Accounts as of 1/28/24 TOTAL \$35,854.30 (71 Accounts) compared to \$48,874 (131 Accounts) at the end of December.



Cell Tower Lease / Landmark Proposal

- Currently the Association has a lease with SBA for land that their cell tower is installed on.
- This was assigned to the Association when the Developer turned over the community.
- The current Term is through October 31, 2031.
- Current annual income is \$23,448 and this increases 3% a year / roughly \$221,262 for the remainder.
- SBA would like to renew for another 30-year term with renewal every 5 years and a 3% annual increase or has offered a buy-out of \$370,000 / term not defined.
- Landmark has offered:
 - \$225,000- Lump Sum Purchase – 15 Year Term
 - \$395,000- Lump Sum Purchase – 35 Year Term
 - \$430,000- Lump Sum Purchase – 50 Year Term
- Previous Town Councils have declined the buy-outs opting for the income which over the proposed terms would be significantly higher.
- Things to consider:
 - Annual rental income offsets HOA fees. Eliminating it as annual income impacts the HOA fee.
 - Any lump sum should be invested and added to reserves. This would slow increases or required contributions to reserves based on recommended balances per the reserve study.
 - From 2006 – 2031 the income with increases was estimated by Givens Pursley as \$468,948 and from 2006 – 2046 as \$1,055,200. Significantly more than what is being offered.

- Tim C. made a motion to respond to Landmark with “The board is not interested in their offer at this time and we thank them for our interest in us.” Renae Z. seconded the motion. The motion was passed unanimously.
- Ann and Renae will continue to work on options with the cell tower lease.

AMI Agreement

- AMI now AMI/Keystone has proposed an updated agreement with some language changes and to standardize their management agreements.
- HSTA/HSSC’s agreement with AMI currently renews yearly.
- HSTA/HSSC would also like Association bookkeeping expenses separate from Sewer Company in order to capture related expenses with each business as well as alleviate the admin fee currently charged to CR. This change would allow the sewer rate to be the same for HS and CR. Currently HSTA is billed for HS HOA and Sewer and we are billed for CR Sewer per lot.
- Upon initial review, a number of concerns were brought to AMI’s attention most of which were addressed in the revised agreement shared with the Town Council.
- As discussed at our meeting, we would like the HSSC Management Fee to represent the cost of admin for all customers (HS & CR) and tasks associated with the Sewer Company. And, the HSTA Management Fee to represent the cost of admin for the Association. To save money, we would like to continue billing HS members for HOA and sewer service on the same quarterly statement reminder.
- **Background Information shared with the Town Council**
 - The Town Manager was asked to identify options in 2015/2016 / Town Council elected to stay with AMI who was willing to revise the agreement (AMI Current) to AMI 2017-2019.
 - In 2017 Town Council renegotiated the Agreement again removing the non-compete and changing the HSTA staff employer from AMI to HSTA.
 - In 2019 Town Council asked the Town Manager to identify options including bringing Bookkeeping and Accounting in house. Stayed with AMI given their experience, software and having financials handled by a 3rd party vs. in house. No contract changes.
 - In 2022 Town Council asked the Town Manager to look at options again given the constant turn-over of employees at AMI since COVID. AMI was purchased by Keystone during this time and also remained the lowest cost contractor. No contract changes.
- TC will revisit this item at the March meeting

Office and Mail Room Leases

- The Office and Mail Room Leases are up for renewal this year.
- Per the current Office and Mail Room lease, Term of Lease is 10 years with one (1) ten (10) year renewal term, so long as Tenant provides Landlord with a written Notice of Extension of Lease no earlier than nine (9) months and no later than three (3) months prior to the expiration of the ten (10) year lease period.
- **Resident Suggestions regarding the office and mail room**
 - A few residents have suggested that an office is not needed for staff and that the Association should turn the fitness center into an office to reduce cost. The fitness room measures 530 sqft. Should the community want to make this change, with some creativity, alternative storage options and hybrid work from home schedule for staff it might work. It might impact rental income and options for resident use of the Clubhouse as more meetings would be held in the Clubhouse space.
 - Others have suggested that the office move into the fitness center and the current space be turned into a gym.

- One has suggested that the Association use the parking spaces as a negotiating tactic to ask for free use (a no cost lease) of the mailroom to reduce member expense given the Association is responsible for operation, maintenance, repair and replacement – see information regarding Easement Agreement below.
- The Association assumed two agreements from the Developer when the Association was turned over to the owners, Easement and Maintenance Agreement and Landscape Easement and Sign Maintenance Agreement.
 - **Landscape Easement and Sign Maintenance Agreement** - The Association per this agreement is responsible for maintaining landscaping on the property with costs billed to the Owner. Historically Joan has taken care of the trees and the grass on her parcel. The Association had the sign on the building repainted a couple of years ago.
 - **Easement and Maintenance Agreement** - The Association, as the owner of the parking lot, grants a non-exclusive ingress and egress easement for the Merc and Preschool.
 - The Association is responsible for the operation, maintenance, repair and replacement of the parking lot in front of the building.
 - The Association may occasionally restrict access for community events not to exceed 14 in a calendar year.
 - Joan is responsible for the operation, maintenance, repair and replacement of the parking lot behind the building.
 - The Association is responsible for removing all snow, refuse and debris in front of the building(s) and the front lot and clearing the back for USPS.
 - The Association carries the insurance for the parking lot and commercial use of the lot. The insurance company would like us to obtain COI from each business naming the Association secondarily insured given non-owners/members frequent the businesses.
- TC will revisit this next month once measurements have been taken to address accurate square footage.

Community Entrance and Merc Lot Improvements

- Town Council has been discussing entrance improvements.
- The Merc Lot landscape needs to be addressed the beds are very bare.
- TC Manager requested approval to obtain a cost from Breckon Landscape to provide a simple rendering for the decorative shrub beds in the Merc parking lot to showcase how we can incorporate Xeriscape guidelines that the TDRB is developing into the community but still make it look nice.
- Renae Z. made a motion to approve the request. Cliff C. seconded the motion. The motion unanimously passed.

Annual Meeting and Town Council Elections

- With the Bylaw Amendments, the Association can change the date of the Annual Member Meeting.
- Town Council has discussed Spring and Fall.
 - Spring 2024 is too soon to elect a new Town Council
 - Fall 2024 is an option
- Consider holding the Annual Member Meeting the 2nd Tuesday in December 12/10/24
 - Hold an election for Town Council who will serve 2 years
 - Allow the community to vote on the Annual Meeting Month – May or October
- TC agrees this board will finish out their entire term and hold the annual meeting December 10, 2024. They will also have the community vote when they would like to move the annual meeting to, Spring vs. Fall, when they vote on the next TC member election.

MANAGER'S REPORT

CC&R Violations

- Pam conducted inspections, however due to a family emergency, updated numbers are not available.
- Numbers will be emailed to Town Council upon Pam's return.

Maintenance & Repair Projects

- Pools – Decks at both pools are in need of extensive repairs - **IN PROGRESS**
 - Will follow up with contractors later this year/early spring now that the pools are covered for the season.
- Merc/Village Green Parking Lot – Working on Striping, One Way Arrows and signage – **IN PROGRESS**
- Hidden Springs Dr. Crosswalk at Village Green ACHD stripping and install of crossing flags – **IN PROGRESS**
- Other Crosswalks - Per the last meeting residents would like more information on cost and responsibility to keep paver crosswalks – **IN PROGRESS**
- Clubhouse Furniture – **IN PROGRESS**
- Clubhouse Range/Oven – **IN PROGRESS**
- Fitness Center – Replacement Equipment – **IN PROGRESS**
- Community Barn – Storage system for tables and chairs – **IN PROGRESS**
- Additional Parcel Lockers in Mail Room – USPS locks delivery and installation. - **IN PROGRESS**
- Pool Gates – Working with Meridian Fence and Peak Alarm to new gate design will connect with Access Control system – **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.
- 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.

Questions:

Q: What is the status with the weed abatement of the thistle? (Tim C.)

A: We have a weed map and weed app in the testing phase to allow residents to identify where thistle is located. Charlie Baun (Open Space Consultant) is working with private contractors as well as the ADA County contractor from the Pest and Weed Abatement Team (this is the least expensive option; however, we are the lowest priority because their highest priority is agriculture). At this point we have Charlie, Hopkins, another contractor, and the ADA County Contractor all working on addressing this issue in the Spring to spray the weeds when they need to be sprayed and not miss the window this year.

Q: How are we managing the weeds in the alfalfa fields. (Sharon Cauchi – homeowner)

A: We are applying pre-emergent; Hopkins is going to address the weeds on the perimeter of those fields. We also considering using Round-up resistant seed when we reseed the alfalfa fields, so the seed isn't killed.

Q: What is happening with the fallen trees/branches along the creek and wetland areas from the winter storms last year?

A: Only an arborist can cut branches from any of the trees, however residents can pull fallen branches out of the creek.

Q: Who owns the parcel of land across from Hidden Springs with the political sign? (Ken Winer - Homeowner)

A: I am going to look and if it's Hidden Springs property, I am going to have it removed.

Q: Has there been any feedback on ACHD replacing the pavers in the crosswalk areas where it is now asphalt? Are there any alternative options? (Homeowner)

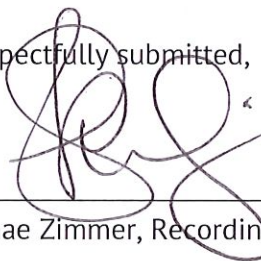
A: I will speak with someone at ACHD to see what it means for us to take over the crosswalks with pavers for perpetuity and what the cost of that looks like and I will report back to the TC. I will look into stamped concrete as an option also.

Q: Is there any plan to expand or upgrade the gym?

A: We're working with gym outfitters to possibly replace some of the equipment with new "multi-function" equipment that has a smaller footprint so it will feel more spacious but still function with the same workout opportunities.

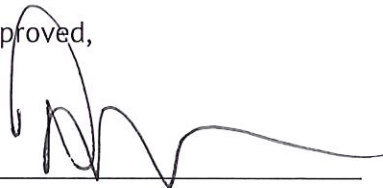
Meeting adjourned at 7:26pm

Respectfully submitted,



Renae Zimmer, Recording Secretary

Approved,



Tim Corcoran, President