



## Hidden Springs Town Council Meeting Minutes April 4, 2024

A meeting of the Hidden Springs Town Council (HSTC) was held in the Hidden Springs Clubhouse on April 4, 2024, at 6:30 pm. 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
- Ann Goodwin, Director at large

Also, in attendance was:

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

Hidden Springs residents in attendance were:

- Garry Stanislav
- Jennifer Stanislav
- John Ahrens
- Cornelia Shotwell
- Sharon Cauchi
- Chuck Vertrees

Cartwright Ranch residents in attendance were:

- Bert Rivera

Attending via Zoom were:

- No attendees

The meeting was called to order at 7:03 pm.

### **Approval of Meeting Minutes**

- HSTA TC Meeting Minutes 2/27/24
- Cliff C. made a motion to approve the HSTA TC Meeting Minutes. Ann G. seconded the motion. All TC members unanimously voted to approve the minutes. Motion passed.

### **Votes conducted by email since last TCM**

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

### **Treasurers Report and Financial Update**

- There was no Treasurer's report presented at this meeting.
- Lisa A., the Town Manager, walked us through the Managers Financial Update. (See Manager's Financial Update on File in the Town Office for details).

- HSTA Delinquent Accounts as of 3/29/24 TOTAL \$19,347 (36 Accounts) compared to \$35,854.30 (71 Accounts) last month and compared to \$29,113 (68 Accounts) March 2023.

### **Dry Creek Church Sports Camp – Kevin Steger**

- On behalf of Dry Creek Church, Kevin Steger is requesting Town Council support and approval to use the Hidden Springs Community Facilities for a Dry Creek Church Sports Camp June 5, 6 and 7. The sports they are focused on this year are, Soccer, Football and Mountain Biking.
- Requesting approval to use the Community Barn and grass area at the Barn, Pump/Bike Park Area, trails, Cougar Field and Dry Creek Park (Park on Humphreys between Long Meadow and Poplar Creek).
  - The camp would meet daily June 6, 7 and 8 from 3:00 – 6:00pm
  - They will cap attendance at 125 kids
  - The camp will be open to anyone but they are going to focus advertising efforts to Hidden Springs and Cartwright Ranch.
  - They will not be charging attendees for the camp.
  - They would like the Town Association to be a named sponsor and feature the HSTA logo on t-shirts and registration forms.
  - They will provide insurance naming the Town Association additional insured.
  - They would like to open registration 5/1/24.
  - They would like us to promote the camp in our Newsletter.

### **History**

- This sports camp in the past has been a problem due to parking and congestion in the area with no limit on attendance.
- We do not typically “reserve” open space i.e., cougar field, the bike area, trails or parks.
- The Open Space Committee is aware of the request and does not have any objections.
- They may need to get additional porta-potties for all those kids and adults.

### **Considerations**

- This year the cap on attendance is helpful.
- We have posted no-commercial use of cougar field and typically do not reserve open space. What precedent does this set going forward?
- Historically the Association has only sponsored and/or partnered with DCHS and the Library. Past Town Councils have been in favor of supporting these two organizations but not anything political or religious.
- Making the spaces available for use meets CC& 3.1.7.12 Health Programs and 3.1.7.13 Other Programs and Services.
- Tim C. made a motion to approve Dry Creek Church’s request to use the Community Barn and grass area at the Barn, Pump/Bike Park Area, trails, Cougar Field and Dry Creek Park (Park on Humphreys between Long Meadow and Poplar Creek). Cliff C. seconded the motion. TC voted and approved unanimously to pass.

### **Open Space Projects / Chuck Vertrees**

### **Trail Use Designations / No Equestrian Use of Community Trails**

- The Open Space Committee has been discussing (Nov 2023 through March 2024) how best to move forward in prohibiting equestrian trail use due to how damaging this can be to our community trail system.
- Hidden Springs Community Trails should be signed “No Equestrian Use” to:
  - Protect the trails from damage caused by equestrian miss-use
  - No equestrian property in Hidden Springs



- Cartwright Ranch is also signing trails “No Equestrian Use”
- Dry Creek Ranch is being marked as an Equestrian community and more equestrian traffic is anticipated
- The Committee agreed that signage and education would be the best approach and would like record of a formal approval by the Town Council in place before moving forward with the signage. The Committee unanimously agreed and asked the Town Manager to present the request to the Town Council at their next meeting.
- Tim C. made a motion to approve designating Hidden Springs Trails “No Equestrian Use” to be done through signage and communication to educate residents as well as neighbors in surrounding communities. Ann G. seconded the motion. Town Council voted and passed unanimously.

#### **All-Weather Trail Loop & Dry Creek Turn-Pike Trail Repair**

- Refer to Hidden Springs Open Space Proposal All-Weather Trail Loop & Dry Creek Turn-Pike Trail Repair handout for details.
- Renae made a motion to approve turn-pike repair and Tim C. seconded the motion. TC voted unanimously to approve. TC voted unanimously and asked the Open Space Committee to determine community interest in an all-weather trail loop before committing to the project and funding.
- Lisa will verify for TC the amount turned over from the developer to the Association, amount remaining from that, as well as the amount of transfer fee money collected over the last 10 years.

#### **Water Rights / Schroeder Law Office Letter**

- The Association has retained McHugh Bromely to represent the Association with regard to its Water Rights and the recent letter received from Schroeder Law Offices.
- From the documents in the “Water Rights” file in the office, it looks like the Developer of Hidden Springs split the water rights in 2009 and they were sold in 2011. With the Association turn over and Assumptions and Assigns in 2009, the questions are:
  - Did the developer have the right/ownership to sell in 2011?
  - What rights did the Association retain (63-33250 and 63-33250) if any?
  - If the Association has Water Rights, how can they be used?
- Cliff C. made a motion to approve retaining the McHugh Bromley Law Firm to explore HS water rights. Renae Z. seconded the motion. TC voted unanimously to approve. Tim C. signed the engagement letter with a cap at 10 hrs to investigate.

#### **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 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.
- At the 2/27/24 Town Council agreed the offer should be declined and further research conducted.
  - Landmark made a second offer: A 10-year payment plan of \$590,400 Paying \$24,600 every 6 months for 2 years Then increasing to \$30,750 every 6 months after 2 years for 8 years

- TC requests TM to respond to offer with the same letter sent previously (“The board is not interested in their offer at this time and we thank them for our interest in us.”) while we continue to investigate and research our options.
- 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.
- Following the Town Council’s meeting with AMI 2/27/24, feedback was obtained from Legal Counsel and Insurance Broker. A .doc file was requested and Town Manager to incorporate comments received into one document to track changes.

### **Office and Mail Room Leases**

- The Office and Mail Room Lease 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.
- Following the Town Council’s meeting with Joan Peterson, Bunk LLC, a .doc file was requested and Town Manager to incorporate comments/concerns received into one document to track changes as and verify square footage.

### **MANAGER’S REPORT**

#### **CC&R Violations / March 2024 (as of April 3, 2024)**

Refer to CC&R Report

- 23– Courtesy Reminders NEW
- 8 – Courtesy Reminders CLOSED
- 0 – Courtesy Reminders to VIOLATION NOTICE
- 0 – Violations Monitored Status to CLOSED
- 0 – Violations Monitored Status Reopened
- 0 – Level One Violations ESCALATED

#### **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



- Fitness Center – Replacement Equipment – IN PROGRESS
- Community Barn – Storage system for tables and chairs – IN PROGRESS
- Entrance and Village Green Landscape Refresh – ON HOLD PENDING DIRECTION FROM TC
- 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. o 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.

**Questions:**

Homeowner “Now that the rain is here, when I’m walking, sometimes there’s a lot of debris that’s blocking the drains on the roads, so what is the clean-up process for that?”

Lisa A. - The ones that are on common space Hopkins cleans out, however the drains in front of homes are supposed to be cleaned out by homeowners, but this doesn’t always get done. Reminders are sent to remind people to do so.

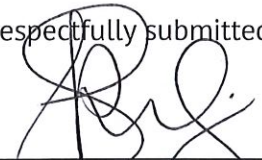
Cliff C. – Over on Banker and Parsons, there are some areas where metal/rebar is sticking out of the concrete (property pins according to Lisa A.). Lisa A. – Send me the addresses where you notice this so I can take care of it asap. If adjacent to common space, the Association will address. If adjacent to homeowner’s property, will notify the homeowner.

Renae Z. – The alleyway on 5<sup>th</sup> Ave where ACHD did the repair for the pot hole/pooling water and poor drainage is still pooling. Lisa A. – Send me another picture and I’ll have them repair their repair.

Tim C. – Some sidewalks need repairs again for tripping hazards. Lisa A. – Send me pictures and locations and I will forward it to ACHD.

Meeting adjourned at 8:30 pm


Respectfully submitted,




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Renae Zimmer, Recording Secretary

Approved,




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Tim Corcoran, President