



Hidden Springs Town Association Meeting Minutes July 23, 2024

A public meeting of the Hidden Springs Town Association (HSTA) was held in the Hidden Springs Clubhouse on July 23, 2024, at 6:30 pm for residents of Hidden Springs. The following Hidden Springs Town Council (TC) members were in attendance:

- Andy Elliot, 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:

Garry & Jennifer Stanislaw	Timothy & Heidi Wagner	Paul Powell
Susan Murray	Paul & Cindy Barney	Chris Balt
Sharon Cauchi	Cornelia & David Shotwell	Patty Broglia
Denise & Steve Sneed	Ken Prochazka	Carolyn Rosti
Cyndi Elliot	Joe Getzendanner	Jamie Matzdorff
Ken Winer	Eric & Kristi Patterson	Susan Porter
Tom Woodall	Pamela Patchin	Teresa Day
Arturo & Judi Fraga	Joan Peterson	Corky Myers
Connie Smith	Chuck & Linda Goolden	Ryan Luke
Mark Dale	Carol & Hal Bayley	Paul Frantellizzi
Michael Murray	Patrick Teems	Chuck Vertrees
David Murray	Noah Fleisher	Kate Nelson
Greg & Paige Ugrin	Mark Peterson	Brad Shaffer
Virginia & Michael Agostini	Amy & Scott McCormack	Andy Corean

Cartwright Ranch Town Council/Resident in attendance was:

- No one was in attendance from Cartwright Ranch

Attending via Zoom was:

Jennifer Boyd	Leah Cleghorn	Kenneth Vaccarezza
Juliann Overlie	Maggie Scott	Christina Freston
Peggy Etheridge	Jeff Dodds	John Hughes
Tonya Dale	Kristin Brooks	Elizabeth Palmateer
Julie Eyler	Erin McLaughlin	Elizabeth Shook
Heather Scott	Ioana Szentanai	Shari Rausch
Jared Schmidt	Joeli Streeter	Ingrid Sliger
Eva Hoopes	Shannon Thomas	Susan Elcox

Angela D'Ambrosio
 Su Stearns
 Steve Williams
 Dan Hume
 Matt Krebs

Stephanie Keith
 Kristy Brown
 Dixie Milliken
 Heidi Patterson
 Bob Koeberlein

Jason Newell
 Kim Lyons
 Karen Hayes
 Cara Stanislaw

The meeting was called to order at 7:06 pm.

Discussion held before official business is noted at the end of the HSTA Meeting Minutes versus interspersed in the Meeting Minute document.

Approval of Meeting Minutes

- HSTA TC Meeting Minutes 6/20/24
- Renae Z made a motion to approve the HSSC Meeting Minutes from 4/30/24. Andy E seconded the motion. All TC members unanimously voted to approve the minutes. Motion passed.

Votes conducted by email since last TCM

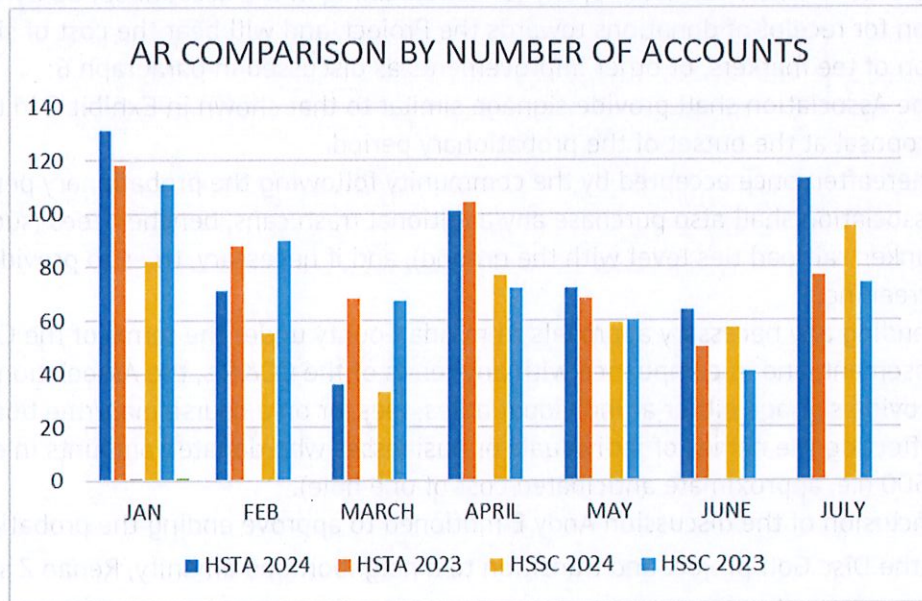
- 4/27/24 – Town Council appointed Kevin Schultz to the TDRB. The appointment was announced to the TDRB on 5/14/24. (Bylaws section 4.7 “Town Design Review Board”)
- 5/14/24 – Town Council accepted the resignation of Jared Schmidt (5/8/24) and Rob Powell (5/10/24) from the Town Design Review Board.
- 5/13/24 – Town Council appointed Garry Stanislaw to the TDRB. The appointment was announced to the TDRB on 5/14/24. (Bylaws section 4.7 “Town Design Review Board”)
- 5/20/24 – A quorum of Town Council members accepted the resignation of Cliff Cramp (5/16/24) and Tim Corcoran (5/17/24).
- 5/20/24 – A quorum of Town Council members appointed Peter Risse and Andy Elliot to the Town Council. (Bylaws section 4.6 “Vacancies”)
- 5/30/24 - A quorum of Town Council members elected Peter Risse to the office of President and Andy Elliot to the office of Vice President at a mid-year organizational meeting due to the resignation of two Council members (Bylaws section 5.1 “Designation”)
- 5/31/24 – Town Council unanimously approved hiring an HR/Recruiting consultant to provide services for the Town Council and approved a consulting agreement between Lori Wheeler and the Hidden Springs Town Association. The agreement was signed 5/31/24.
- 6/26/24 – Town Council unanimously consented and agreed to a Resolution to establish an Interview Committee, in accordance with Bylaw section 4.3(a) “Special Powers and Duties,” and 4.16 “Committees” of the HSTA Bylaws, as amended, by unanimous consent, for the purpose of interviewing potential candidates for the full-time employee position of Town Manager (“TM”)
- 6/25/24 – Town Council unanimously approved the purchase of replacement parts from Burgess in the amount of \$17,480.20. Components in the Phase 6 Boster Pump failed (VFD, motor, piping and controls). The pump is 18 years old. The pump is located in Phase 6. Two bids were obtained for the repair: Burgess \$17,480.20 and Precision Pumping Systems \$20,440.00.
- 6/28/24 – Town Council unanimously approved the purchase of irrigation components from Interwest Supply in the amount of \$9,046.00, in order to have the equipment necessary to apply irrigation water to the east end of Ranch Field allowing the Association to land apply more re-use water. Two bids were obtained for the components: Interwest Supply - \$9,046.00 and Xylem / BA Fisher - \$13,259.82
- 7/2/24 – Town Council unanimously consented and agreed to an amendment to the Resolution previously approved 6/26/24. The Amended and Re-Stated Resolution establish an Interview Committee, in accordance with Bylaw section 4.3(a) “Special Powers and Duties,” and 4.16 “Committees” of the HSTA Bylaws, as amended, by unanimous consent, for the purpose of

interviewing potential candidates for the full-time employee position of Town Manager (“TM”). The Amended and Re-Stated Resolution was shared with the community 7/12/24.

- 7/15/24 – Town Council unanimously approved moving \$350,000 from the Association’s First Citizens Bank Checking Account to Raymond James for a better return on the investment. Prior to making the decision, the Town Council considered both the checking and reserve account balances, Q3 and Q4 income, and budgeted and anticipated Association expenses for the remainder of the year.
- 7/19/24 – A quorum of Town Council members accepted the resignation of Peter Risse.

Financial Update and Treasurers Report

- HSTA Revenue, Expenses and Net Revenue Status YTD. (See Managers Financial Update)
 - Revenue YTD is \$77,074 higher than forecast
 - Late fee revenue is \$2,514 higher than forecast
 - Transfer fee revenue is \$70,942 higher than forecast
 - Clubhouse and barn rental revenue is \$3,368 higher than forecast
 - Expenses YTD are \$13,789 lower than forecast
 - YTD all expense categories are lower than forecast with the exception of
 - Facilities Operations & Maintenance (Pool Maintenance)
 - Open Space (Noxious weed mitigation an pest control)
 - Events (Timing of expenses relative to budget)
 - Net revenue YTD is \$\$101,535 higher than forecast.
- HSTA Delinquent Accounts as of 7/17/24 TOTAL \$71,520 (113 accounts) compared to \$39,532 (64 accounts) last month, and compared to \$47,618 (77 accounts) July 2023.



- See Treasurer’s Report prepared May 30, 2024 by Melissa C.

Town Design Review Board Appointments

Rena Z motioned to approve new TDRB members, Melissa C seconded the motion. All present members voted unanimously to appoint Cyndi Elliot and Jason Densmer to the TDRB.

Interview Committee

Town Council identified the interview committee members:

Lori Wheeler
1 Town Council Member
Steve Williams
Aaron Lapp

Paul Powell
Jamie Matzdorff
John Hughes
Wendy St. Michelle

Vendor Contracts Status Update

Vendor contracts are being review by TC and will be updated as they complete review at future meetings.

Policy 500 / Disc Golf

- Refer to project history
- Conditions for Acceptance of Donation. Following the close of the Probationary Period:
 - a. if the Town Council determines that the frisbee golf holes should continue as an amenity for the community; and
 - b. if the community responds in a positive manner towards the Project during the probationary period; and
 - c. if the Project Advocate and volunteers associated with the project consistently lead by example and exhibit strong community values; and
 - d. if the Project Advocate has provided detailed and itemized receipts for the project expenses; then the Association shall vote to formally accept the Project Advocate's donation of the holes, any other ancillary structures, any funds remaining in the account set up by the Association for receipt of donations towards the Project, and will bear the cost of signage, installation of tee markers, or other improvements as discussed in paragraph 6:
 - a. The Association shall provide signage similar to that shown in Exhibit C in the proposal at the outset of the probationary period.
 - b. Thereafter, once accepted by the community following the probationary period, the Association shall also purchase any additional trash cans, benches, tees (such as sunken railroad ties level with the ground), and if necessary, trees to provide landscape screening.
 - c. Pending any necessary approvals from Ada County under the terms of the Conservation Easement, and in compliance with any terms of the CC&R's, the Association shall provide signage either at individual holes, tees, or on a course map/rule board reflecting the names of individuals or businesses who donated amounts in excess of \$500 (i.e. approximate anticipated cost of one hole).
- At the conclusion of the discussion Andy E motioned to approve ending the probationary period of the Disc Golf project and transition to a neighborhood amenity, Renae Z seconded. TC voted unanimously to approve.

Policy 500 / All-Weather Trail

- Refer to the All-Weather Trail Loop & Dry Creek Turn-Pike Trail Repair Presentation prepared by Chuck Vertrees, HSOSC Chair dated 4/4/24.
- 6/16/24 – The 30-Day Comments were sent out to the Town Council and Open Space Committee. As noted in the email, a Conservation Easement Fund balance needed to be re-established following the Associations changes to accounting practices in 2023. The Conservation Easement fund is part of the total Association Reserve Balance.
- The Conservation Preservation Fund Balance is \$474,619.

- Chuck Vertrees shared a presentation of the proposed all weather trail. Present TC members who were in favor, Renae Z moved to receive TC council input from missing board members and vote via email. Results will be shared at the August 2024 meeting.

CC&R Violations / July 2024

- **Reporting as of 7/18/24:**
 - 7 – Courtesy Reminders **NEW**
 - 6 – Courtesy Reminders **CLOSED**
 - 1 – Courtesy Reminders to **MONITOR**
 - 2 – Courtesy Reminder to **LEVEL ONE**
 - 0 – Level One **CLOSED**
 - 0 – Level One to **MONITOR**

Events

- National Night Out – 8/6
- Summer Concerts – 8/16 and 9/7

Sub Contracted Landscape Contract

- Updating the scope of work and task descriptions with Hopkins. Brett Hopkins plans to forward updated information and contract this week and will schedule a meeting for the Town Council to sit down to review and discuss.

Facilities and Amenities - Update, Maintenance & Repair Projects



Lisa is in the process of working on updating the format for these projects

Old business/New business/ Q & A

Questions asked and answered are still being transcribed.

Meeting adjourned at 9:07 pm.

Respectfully submitted,



09/18/24

 Renae Zimmer, Recording Secretary

Approved,



09/18/24

 Andy Elliot, Vice President

Q&A July 24 2024 Town Council Meeting

What is the process for filling the vacant Town Council positions? (Ken Winer)

There will be an email notification of Peter's resignation and we invite people to submit their interest and the TC will vote (Melissa C)

Will the appointed person remain in the position until the next annual meeting? (Carrie Rosti)

Yes (Andy E)

What will be done regarding the rock chipping and the water source for the clubhouse? (Ryan Luke)

There is another product that will be applied on top of the gravel soon. We will look into getting a water bottle filler installed in the clubhouse. (Lisa)

How will transparency and accountability be improved, and can the code of conduct be revised to address concerns about personal communications? I'd like to call for the TC to be more accountable and transparent to ease our suspicions. (Tonya Dale)

We are currently making edits to the code of conduct. We used a template from other HOA's and need to tailor it to fit our needs (Melissa C)

How will the board address concerns about the potential administrative and constitutional issues of the code of conduct? (Carrie Rosti)

We are trying to maintain harmony in our community (Melissa C)

We are trying to be transparent but there is a ton of business being conducted daily by the TC via email that we can't update the community on constantly. We consolidate and update at our monthly meetings by relaying the vote by email information (Rena Z)

Why was the offer to me for an interim president position rescinded? I'd like the board to appoint a temporary president tonight. (Garry Stanislaw)

We cannot do that tonight (Andy)

Why is the interim president position no longer an option for Garry? He is an experienced manager with a history with this board. (Paul Frantellizzi)

The offer is no longer on the table after considering his sudden resignation from the TRDB (Andy E)

Will there be a special members meeting to address community concerns? (Garry Stanislaw)

We will not have a special meeting; we will have our regularly scheduled Town Council meeting which have been open to community concerns. (Rena Z)

How will the process for community appointments be handled moving forward? I've expressed my disagreement with how the board filled the seats. I resigned because it felt hypocritical. (Garry Stanislaw) We will follow the bylaws. I wasn't eager to continue our offer of an interim board position after the display of resignation at the meeting a few days before. (Andy E)