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Hidden Springs Town Association Meeting Minutes
June 20, 2024

A public meeting of the Hidden Springs Town Association (HSTA) was held in the Hidden Springs Clubhouse on June 20, 2024, at 6:30 pm for residents of Hidden Springs. The following Hidden Springs Town Council (TC) members were in attendance:

- Peter Risse, President
- Andy Elliot, 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:

- Virginia & Mike Agostini
- Michael & Eileen Costa
- Kelly Larson
- David & Cornelia Shotwell
- Eric Roman
- David Blanchet
- Katie Lattin
- Daniel & Lindsey Elrich
- Rob Leeper
- Jim Cornwell
- Meg Whittle
- Paul & Cindy Barney
- John Ahrens
- Pamela Clark
- Paul Frantellizzi
- Brian & Sarah Stuhr
- Pam Peters
- Eric Schulman
- Dave Irving
- Nikki Allemand
- Pam Keefe
- Linda Beasley
- Wendy & Eric St. Michell
- Paul & Susan Powell
- Susan Elcox
- Ryan & Christi Luke
- Amy McCormack
- John Crigler
- Mark & Tony Dale
- Share Maack
- Ty Waterman
- Paige Cline
- Brad Shaffer
- Jim Elrick
- Sharon Cauchi
- Garry & Jennifer Stanislaw
- Sarah Ford
- Laura & Eddy Petranek
- Tim Wagner
- Melody Kuhre
- Troy Norris
- Lauren Zittle
- Andy Corean
- Douglas & Pam Patchin
- Arturo & Judi Fraga
- Sheri & Stef Purdy
- Paige & Greg Ugrin
- Ken Winer
- Jamie Matzdorff & Janice Gillett
- Noah Fleisher
- Kate Nelson

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Cartwright Ranch Town Council Liaisons:

- Sherry Carver
- Pam Highwart

Attending via Zoom was:

- Julie Overlie
- Peter Brockett
- Linda Corcoran
- Andy Pulaski
- Carolyn Rosti
- Blake Ritchie
- Chris Balt
- Danny Turner

The meeting was called to order at 7:31 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 4/30/24
- Melissa C made a motion to approve the HSSC Meeting Minutes from 4/30/24. Ann G. seconded the motion. All TC members unanimously voted to approve the minutes. Motion passed.

Votes conducted by email since last TCM

- 5/22/24 – A quorum of Town Council members approved the removal of a large willow between Parsons/Hidden Springs Dr/Parklane at the cost of $9,950 by Tapson Tree Service. The tree roots displaced a sewer manhole and collar creating significant infiltration of ground water into the sewer system which impacts process and storage capacity. Two bids were obtained, Done Rite Tree $10,510 and Tapson Tree Service $9,950.
- 5/22/24 – A quorum of Town Council members approved the parking lot landscape refresh by Hopkins Evergreens for approximately $10,000. The Town Design Review Board approved the design at the 5/21/24 review meeting. It was recommended that additional steps may need to be taken in order to keep pedestrians from transversing through the planters however all agreed they were in support of the Association proceeding and re-evaluating at a later date. Proposal:
    - 3 workers / 3 days
    - Demo
    - Irrigation
    - Split rail – 3 planters
    - 16 boulders (color and style similar to Parklane)
    - 9 roses
    - 50 – grass, Black-eyed Susans and ground cover (1 gallon size)
    - 15-20 yards of bark

Financial Update and Treasurers Report

- HSTA Revenue, Expenses and Net Revenue Status YTD. (See Managers Financial Update)
- HSTA Delinquent Accounts as of 5/31/24 TOTAL $39,532.48 (64 accounts) compared to $69,078 (101 accounts) last month, and compared to $30,047.63 (49 accounts) June 2023.

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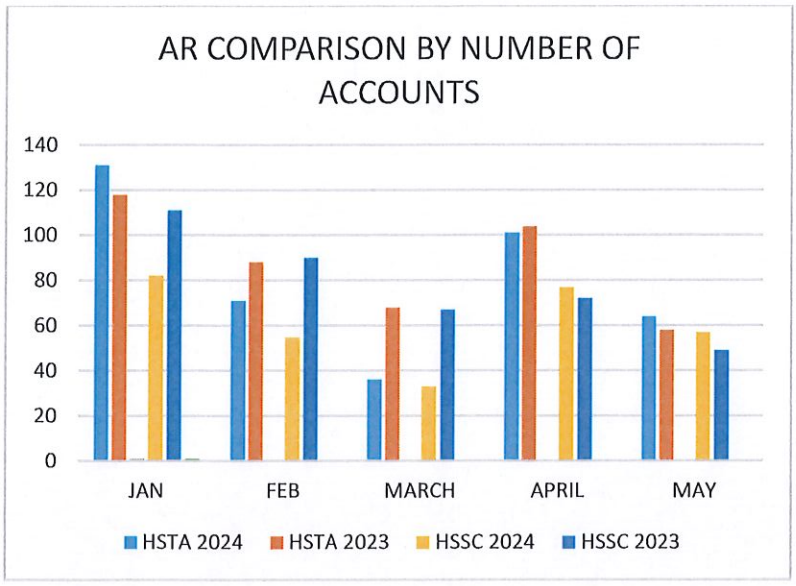

- See Treasurer's Report prepared May 30, 2024 by Melissa C.

CC&R Violations / May and June 2024

- **Reporting as of 6/19/24:**
  6 – Courtesy Reminders **NEW**
  5 – Courtesy Reminders **CLOSED**
  1 – Courtesy Reminders to **MONITOR**
  1 – Courtesy Reminder to **LEVEL ONE**
  2 – Level One **CLOSED**
  1 – Level One to **MONITOR**

- **Reporting as of 5/17/24:**
  6 – Courtesy Reminders **NEW**
  7 – Courtesy Reminders **CLOSED**
  1 – Courtesy Reminders to **MONITOR**
  1 – Courtesy Reminder to **LEVEL ONE**
  1 – Monitored to **CLOSED**

Events

- 4th of July Celebration – 7/4
- National Night Out – 8/6
- Summer Concerts – 8/16 and 9/7

Sub Contracted Landscape Contract

- Updating the scope of work on current contract with the goal of sharing the document with the Town Council early July.

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Facilities and Amenities - Update, Maintenance & Repair Projects

- **Pools** – Pools open; Aqua Fit Class has 30+ participants and residents are enjoying the work out.
  - Received numerous complaints regarding after hours pool use/trespassing.
    - Part-time security for 4 hours a night for 4 nights = $544 a week
    - $544 x 10 more weeks of summer = $5,440
  - Turn Over to TM Replacement - Decks at both pools are in need of extensive repairs. Options need to be explored and contractors identified.
- **Hidden Springs Dr. Crosswalk at Village Green** - ACHD stripping and install of crossing flags is in progress
- **Other Crosswalks** – Turn Over to TM Replacement. Per the last meeting residents would like more information on cost and responsibility to keep paver crosswalks is in progress
- **Clubhouse Refresh / Furniture** –
  - Working on chairs, shiplap for wall behind dining table, floating shelf, mirror and hanging light fixture. To date $5,229.66 has been spent. Approved budget from 2023 TC is $8,000.
- **Fitness Center** – Replacement Equipment is in progress
- **Community Barn** – Deck getting re-stained with penetrating stain August 2024. Storage system for tables and chairs. In progress currently.
- **Village Parking Lot** – Landscape refresh complete. Bike racks getting powder-coated to match railing and concrete pads for racks poured on 6/21/24.
- **Entrance and Clubhouse Landscape Refresh** –
  - Research options, cost of a designer vs. design build with landscape contractors. Plans will need to be submitted to and approved by the Town Design Review Board. Project requires a road frontage plan to be prepared and submitted to ACHD for approval with specific detail required to meet ACHD standards. Plan must be stamped by a licensed civil engineer in the state of Idaho. Possibly requires an update or amendment to the landscape license agreement in place with ACHD, to reflect the improvements to the landscape in the right of way.
    - Carmen Weber Design - $13,580 – Main entry concept with 2 rounds of refinements, construction documents (Demolition plan, layout and materials plan, landscape plan and irrigation plan), Applications (General Building Permit and Monument Sign Application and Permit) and Construction administration.
    - Contacted two other designers referred by Melissa Christian.
      - Kimberly Zehr – Some concern over ACHD and permits/engineering that may or may not be required for entrance. She would have to hire out this aspect of the project. She is available to meet for a consultation fee of $120 an hour before she can proceed with preparing an estimate.
      - Ashley Taylor – Consultation fee of $125 an hour.
      - Hopkins could design and install similar to village green parking lot area.

Open Space - Update, Maintenance & Repair Projects

- **Barbed Wire Fence.** Notified CRTA that boundary fence between Farm View and N 10th can be removed adjacent to common space. Next will notify homeowners that barbed wire fencing is not an approved fence and that it needs to be removed by a date TBD by the Town Design Review Board.
- **Events.** The following Open Space related events were held:
  - Wildfire Preparedness June 1 – Event went will about 50 attended.
  - Wine, Weeds & Wildlife June 11 – Event went well about 15 attended.
- **Farm.** U-Pick planned for the season, Rhubarb, Raspberries, Blackberries, flowers, squash, pumpkins and sweetcorn. Maze corn and pumpkins have been planted.

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- **Firewise.** Town Council, Open Space Committee Chair and Open Space Consultant met to review the DRAFT Wildfire Safety Management Plan with additional due diligence needed before going out to the community for a comment period.
- **Mowing**. Hopkins has begun mowing open spaces, trail heads and trails. Mowing was delayed to equipment repairs.
- **Noxious weed mitigation**. Spraying took place the week of 4/8 and 5/8. The Association and ECS continue to map populations for continued and targeted treatment. Still exploring biological control options and sourcing in order to implement.
- **Policy 500 Project – Cougar Field Soccer Goals**. Soccer Goals were put up the week of 3/12/24. Town Council and Project Advocate agreed to extend the probationary period to allow for a full season of use before voting on/granting final approval. Project Advocate will attend the September Town Council meeting to discuss the season and address questions/concerns (if any).
- **Policy 500 Project – Orchard Frisbee Golf.** Baskets were put up the week of 3/12/24. Project Advocates have been asked to attend the July Town Council Meeting (as the May Meeting was cancelled) to discuss the project and address questions/concerns (if any).
- **Policy 500 Project – All Weather Trail Improvements.** 30-Day comment period ended and comments shared with the Open Space Committee and the Town Council.
- **Reuse Water Application Areas.** The Association needs to identify additional areas to apply reuse water by the end of 2024 with installation and start up planned for 2025. Cartwright is not able to take any at this time so HS will work on plans to apply in field behind 14th.
- **Trail Signage.** Next step is to determine quantity for community trail intersections.
- **Wildlife.** Idaho Fish & Game is aware of the Moose in Hidden Springs. They are monitoring the situation and prefer to let him move out of the area on his own versus relocating him.

Meeting adjourned at 9:46 pm.

Respectfully submitted,

AuthentiSIGN

09/18/24

Renae Zimmer, Recording Secretary

Approved,

AuthentiSIGN

Andy Elliot 09/18/24

Pete Risse, President

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Q&A June 20 2024 Town Council Meeting

Residents expressed a lack of confidence in the council, asking for a pause to address community questions, which Town Council declined due to procedural requirements but offered time for questions later. (Sharon Cauchi, Peter Risse)

Residents voiced strong disappointment with the council's lack of transparency and past closed-door meetings, while Town Council defended the council's actions, noting that they stepped up when no one else did. (John Ahrens, Ann Goodwin)

Concerns were raised about the legality of executive sessions, questioning the council's understanding of Idaho statute. (John Ahrens & Brad Shafer)

The Town Council acted under the Town Manager's advisement. There was also criticism over the lack of involvement from President Peter Risse, who later moved the meeting to address sewer company business. (Melissa Christian)

Concerns were raised about the removal of the residency requirement for the Town Manager position, with some residents advocating for prioritizing candidates from within the community. The Council clarified that the decision was made to widen the applicant pool but acknowledged the importance of having a community member in the role. (Resident, Paul Barney, and Renae Zimmer)

The Council discussed the need for an interview committee, community involvement, and a transparent process for selecting the new Town Manager. (Linda Beasley, Peter Risse)

Questions were raised about how the workload of the Town Manager might be adjusted or redistributed. The Council is considering having someone on call for after-hours issues to reduce the burden on the Town Manager. Residents emphasized the need to manage expectations for the next person in the role, acknowledging that the job has grown more demanding over the years. (Ryan Luke, Renae Zimmer, and Nikki Allemand)

The search for a new town manager has been announced, with applications being accepted via Indeed and LinkedIn and a request for a search committee was brought up. (Peter Risse, Tim Wagner).

Residents praised the past decade's management and inquired why the resignation happened. An inquiry arose regarding whether Lisa had a role in developing the job description, this was confirmed and explained the Town Manager is retiring. (Paul Powell, Lisa Ahrens, Sharon Cauchi)

Questions were raised about a strategic plan for Lisa's transition, and Melissa Christian assured that Lisa would be available to assist with critical projects through the end of the year. (Sharon Cauchi, Melissa Christian)

A resident asked why the residency requirement for the town manager was removed. Town Council explained it was to broaden the candidate pool and emphasized the importance of finding someone invested in the community. (Paul Barney, Renae Zimmer, Peter Risse)

Residents asked about a search committee's formation and community input and questioned how responsibilities would be redistributed if the role is restructured. Town Council suggested after-hours support to alleviate some burdens on the town manager. Residents encouraged community

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involvement to cover Lisa's extensive dedication, which Town Council agreed would be essential. (Linda Beasley, Ryan Luke, Melissa Christian, Renae Zimmer, Nikki Allemand)

Concerns were expressed by the audience about long-term contracts and contract management, transparency, and the importance of managing contracts fairly. There were discussions about handling trade secrets, contract redaction, and ensuring fairness in negotiations. Town Council discussed potential ways to share contracts with the community before they are signed (Jonn Ahrens, Andy Elliot, Melissa Christian)

Residents spoke about the burden of community management and emphasized the need for a positive atmosphere, noting the negative impact of hostility within the community and emphasizing the importance of community involvement. Residents were encouraged to stay engaged and return to the core values that make the community special. (Paul Frantellizzi, Joan Peterson)

Hopkins Evergreens was discussed both positive and negative. Town Council emphasized the need to properly provide feedback if expectations are not met. (Renae Zimmer, Susan Elcox, Melissa Christian)

The importance of maintaining compliance with water regulations due to the reuse water in the community's irrigation system was brought up and it was reiterated that Hopkins has extensive knowledge of the irrigation infrastructure, which complicates switching contractors without risking non-compliance. (Lisa Ahrens)

It was suggested the community might be underutilizing volunteer opportunities. (Kate Nelson)
The contributions of volunteers organizing events like the car show were acknowledged and an apology for his passion for the community had offended anyone during the meeting was offered. (John Ahrens)

Residents expressed various concerns: one emphasized the importance of continuity in hiring and decision-making, while another worried about potential budget cuts affecting community amenities and events. There was a call for improved communication beyond Facebook, as some residents felt out of the loop regarding recent resignations. (Multiple residents)

The Town Council responded by outlining plans to form a hiring committee within two weeks, with community forums planned for final candidate screening. They acknowledged communication challenges, noting their reliance on the town office for distributing information.

Recent board resignations were brought up and the process of filling vacant positions. This led to a debate between Schaeffer and the Town Council about whether established protocols were followed in making new appointments. (Brad Schaeffer, multiple Town Council board members)

Town Council responded by citing bylaws and the need for continuity in operations. Residents expressed concerns about the lack of transparency and deviation from established protocols. (Brad Schaeffer, Jennifer Stanislaw)

The discussion revealed a communication breakdown between the council and residents. Many felt out of the loop regarding recent resignations and appointments. There were calls for improved multi-channel communication, including email, website updates, and potentially physical mail.

Residents emphasized the need for better communication and more community love. (Joan Peterson)

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Residents call for the council to be more reflective, to apologize for past missteps, and to clearly outline future processes for filling vacancies and hiring new staff. Suggestions included the council to reach out to past members and utilize their institutional knowledge during this transition period. The overall sentiment was a desire to move past the current tension and work together for the community's benefit, while ensuring more transparent and inclusive processes in the future.

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