

Meeting Minutes: HSTA (January 14, 2025)

Date: January 14, 2025

Meeting Start Time: 6:45pm

Location: Clubhouse and Virtual (via Zoom)

Facilitator: Shelia Southern, Town Manager

Community Attendees: 48 community members in person. Attendees are listed at the end of the minutes.

John Ahrens
PRESIDENT
Doug Patchin
Secretary 2/25/2025

Key Updates and Discussions:

1. Council Appointments:

- Motion was made by Garry Stanislaw and seconded by Paul Powell to appoint new town council officers.
- John Ahrens-President, Garry Stanislaw-Vice President, Doug Patchin-Secretary, Paul Powell-Treasurer, Pam Peters-Director
- Updates on council roles and responsibilities to be shared in the coming months.

Financial Overview:

As of November 30, 2024

Operating Account total: \$322,099.57

Investment Reserves: \$1,126,728.35

Total Liabilities and Equity: \$2,334,106.71

Nothing has changed substantially in January from December yearend financial presentation

Paul Powell will work with the Town office with help from Lisa Ahrens to get up to speed on the budget and ongoing financials

2. Governance Policies:

- Motion was made by Garry Stanislaw and seconded by Doug Patchin to revoke the 2024 Member Code of Conduct. This will allow for more robust community input and participation. The motion was passed in favor 5-0
- The council emphasized fostering open dialogue while revisiting protective measures for staff.

3. Confidentiality Agreement Updates:

- Motion was made by Paul Powell and seconded by Pam Peters to revoke the 2024 confidentiality agreement, replacing it with a revised NDA used in prior years. The motion was passed in favor 5-0
- **Question:** What was the intent of the 2024 Confidentiality Agreement? **Answer:** In the past a standard NDA was acceptable. The list of information that needs to

be kept confidential is a short list: people's financial situation, contractual information.

Aggressive financial penalties in the 2024 agreement were deemed onerous. Also, the Town council could look into the past on things that may have been said and had unlimited \$1,000 fines for each occurrence. Previous agreement's financial repercussions deemed overly punitive.

Question: Why did the previous Town Manager request a Confidentiality Agreement be drafted? **Answer:** It was requested by the former Town Manager to document the fact that the 2024 Town Council hired a person, without the Town Manager's input, from Cartwright Ranch. At this same time, we are in a contractual negotiation with Cartwright ranch with regards to the sewer plant. The agreement was a valid request by the Town Manager, but the language in the agreement was absolutely not requested by the Town Manager.

Question: Was it possible that the confidentiality agreement went back 10 years because the previous Town manager had been employed by HSTA for that amount of years, and the Ahren's own a home in Cartwright Ranch? **Answer:** yes Lisa was hired in 2015. **Question:** So, it's not that egregious to have financial penalties for breaking a confidentiality agreement for someone who owns a property with the group that is in legal discussions with the HSTA?

Answer: John Ahrens stated he has signed 100's of NDA's and none of them have had egregious financial penalties attached. **Comment:** A 2024 town council member stated that this agreement was drafted by the HSTA legal council and was not done by the previous town council. The HSTA attorney stated that this should have been in place already and it should go back and cover any staff for the length of time they have been in that office. **Answer:** This Town Council is taking the position that we disagree with the agreement and we are revoking it.

Comment: There is a difference when the Town Manager owns a property in Hidden Springs and a property in Cartwright Ranch and resides in Hidden Springs, from someone who only owns a property in Cartwright Ranch. **Paul Powell** clarified why he made the motion to revoke the 2024 Confidentiality Agreement. In his opinion two areas need to be revisited: the definition of confidential information was too broad in that it didn't recognize the amount of information available to the association, and secondly if you break the NDA you would be subject to disciplinary action up and to including termination. The \$1,000 fines per occurrence seemed more hostile than a broader language. It can be revisited.

Committee Involvement:

- Updates from the Bylaw Revision Committee:
 - Plans to address gaps in the 2023 bylaw revisions.
 - Potential inclusion of CC&R revisions, requiring 80% community approval.
- Committee name proposed as "Governing Documents Revision Committee."
- Electronic voting implementation prioritized to simplify future revisions and voting processes.

- Community encouraged to submit ideas and feedback for bylaw and CC&R updates.
4. **Community Feedback Mechanisms:**
- The council plans to provide updates from committees directly during meetings, fostering transparency.
 - Residents were reminded of the importance of active participation.
5. **Infrastructure and Aesthetics:**
- Proposal to replace the dilapidated community sign on the brick wall discussed.
 - Aesthetic improvements for neighborhood fencing highlighted:
 - Uniform fence colors and phased implementation to minimize homeowner burden.
 - Suggestions included organizing paint parties and leveraging youth volunteers for maintenance efforts.
6. **Committee Changes:**
- Motion was made by Garry Stanislaw and seconded by Pam Peters to appoint Sharon Cauchi as chair of the Bylaw Revision Committee following the resignation of John Ahrens, the previous chair. Motion passed in favor 5-0
 - Additional committee roles announced, with applications open for new members.
 - **Town Design Review Board (TDRB)** report by Cindy Barney
 - 1 submittal in December for a business sign which was approved
 - The job of the TDRB is the appearance of the community period. The community is 25 years old so the state of landscaping, fences, paint colors, etc. is what the TDRB are involved with. This will help keep the property values as good or better than they are today. The board strictly adheres to CC&R's and design guidelines, not personal opinions.
 - In the last 5 years, 540 submittals – 159 were for paint, 53 for landscaping, 54 for fences.
 - **Question:** are the CC&R's being enforced for house painting? **Answer:** Discussions about inspections and enforcement will be addressed. **Question:** What is the process for submitting projects? **Answer:** Yes there is a process, reach out to Shelia and get on the agenda to attend a TDRB meeting.
 - The TDRB is a volunteer committee made up of industry professionals and residents. They report to the Town Council but operate independently. Meetings are in the town office around the 15th of the month. Sheila stated that the website is being updated to help with the process of submittals.
- Motion was made by Garry Stanislaw to remove Kevin Schultz from the TDRB and to appoint Jared Schmidt and Rob Powell as interim members of the Town Design Review Board (TDRB). Seconded by Pam Peters, the motion passed in favor 5-0.
- Concern was raised that the Town Council was violating the CC&R's by having six members on the TDRB. Rob and Jared were appointed on an interim basis to bring back knowledge and experience to the committee. We will go out to the community to see if there is interest to join the board.

7. Resident Concerns and Suggestions:

Concerns about fence maintenance, uniformity, and enforcement voiced.

- Ideas proposed for community-driven solutions, such as collective painting initiatives and local youth engagement.
- Discussions included evaluating long-term strategies for CCR compliance and aesthetic standards.

8. Committee Reports:

Jennifer Stanislaw presented the Farm Committee report:

- Community Farm Management Committee
 - Sharon Cauchi and Jennifer Stanislaw, Co-Chairs,
 - Members: Linda Beasley, Dave Murray, Garry Stanislaw.
- 2024 Highlights and Achievements
- Children's Garden transformation into the Serenity Garden: A complete re-design of the space using drought-tolerant plants and to provide a tranquil, multi-use space all residents can enjoy with seating areas and wine barrel tables for social gatherings
- Garry Stanislaw and Marianne Winslow for the Serenity Garden hardscape and plant design work.
- Awarded a Bloomberg Philanthropies Grant for Climate Action through City of Boise, (\$3200.00) applied to purchasing plants and artwork for the Serenity Garden.
- Re- purposed the compost toilet shed into a large equipment storage shed (repaired, modified and repainted)
- ADA County Library grant recipients of a harmony flower installed in the Serenity Garden
- Experimented with electroculture (copper wire on a tall wooden stake)
- Refinished 3 picnic tables to extend their useful life
- Re-organized existing storage sheds
- Repaired and re-purposed the compost bins into wheelbarrow and equipment storage areas.
- Repaired, reconfigured and repainted wooden bench in the Serenity Garden
- Trimmed trees and removed overgrowth around the farm
- Installed a perennial flower garden around the former composting toilet shed
- Clean up and revamping shed gardens
- Improved overall aesthetics of the farm
 - 2024 Active Resident Farm Volunteers
 - Michael Agostini
 - Linda Beasley
 - Donna Benbenek
 - Cheryl Bermeo
 - The Cauchi-Feil family (Sharon and Don)
 - Cheryl Cook
 - Delfino Cornali

- Laurel and Kevin Dow
- Lana and Jeff Entringer
- Christina Fridnick
- Sharon and Mark Halverson
- Mike Hayes
- Laura Louis
- Sallie Morse
- The Murray/ Hoobing Family (David, Sam and Belen)
- The Nelson Family (Kate, Micah, Solomon and Isaac)
- Pam and Doug Patchin
- The Roberts Family (Jared, Ducky and Darcy)
- Eric Schulman
- The Shotwell Family (Dave and Cornelia)
- The Stanislaw Family (Garry, Jennifer, and Garrison)
- Angel St. John
- Jo Stein
- The Thomas Family (Greg, Shannon and Skyler)
- Tim and Heidi Wagner
- Kathy Winslow

Chuck Vertrees presented the Open Space Committee report: 2024 saw the completion of the all weather trail along Dry Creek and the farm. 2025 goals are: ongoing weed mitigation, fire wise and fire break education, native species rehabilitation. In development is a weed identification app so residents can take photos of the weeds and its location in order to alert the contractors.

- Recognize volunteers and accomplishments:
 - Hidden Springs Fire Hydrant Painting Project
 - Volunteers: Sharon Cauchi and Garry Stanislaw
 - Hidden Springs Swim Club
 - The Board for the Swim Club
 - Melody Kuhre, President,
 - Jennie Hurley, Vice President and Secretary
 - Sharon Cauchi, Treasurer.

9. Town Council goals for Q1 2025:

- Training/Knowledge transfer for Shelia, Lisa Ahrens has volunteered to help.
 - Pam and Garry to participate.
 - Budget review and Staff changes to be analyzed.
 - New contracts to be reviewed.

■ Discuss the TC's position on the recent hiring process and future policy. Review pool repair contract/contractor. Engage with community professionals to compare apples to apples and make the correct materials selection, keeping costs and community needs in mind. Finalize when complete

Motions and Decisions:

1. Motion to revoke the 2024 confidentiality agreement.
2. Motion to rename the Bylaw Revision Committee as the Governing Documents Revision Committee.
3. Motion to appoint Sharon Cauchi as chair of the Governing Documents Revision Committee.
4. Motion to remove Kevin Schultz from the Town Design Review Board (TDRB) and appoint Jared Schmidt and Rob Powell as interim members.
5. Motion to pursue phased implementation of fencing guidelines, with efforts toward uniformity in common areas.

Community members in attendance:

Jim Cornwell	Mike & Teresa Heroux	Melissa Christian
Cindy Barney	Pamela Patchin	Amy McCormack
Greg Ugrin	Lisa Ahrens	Meg Whittle
Tom & Alberta Woodall	Jennifer Stanislaw	Su Stearns
Joe Getzendenner	Jared & Kim Schmidt	Brad Shafer
Janice Patton	Stef & Shari Purdy	Cliff Cramp
Caty Meyers	Jeff Davis	Cornelia Shotwell
Arn & Nikki Allemand	Denise Delaney	Art & Judith Fraga
Tim & Heidi Wagner	Patty Broglia	Sharon Cauchi
Margaret Donat	Russ Smith	Chuck Vertrees
Lori Wheeler	Andy & Cyndi Elliot	Aaron Lapp
Joeli Streeter	Andy Pulaski	Rene Zimmer
Jamie Matzdorff	Eric Schulman	Chris Sobocinski
Chris Zoephel		

Adjournment: 8:23pm

Minutes Prepared By:

Douglas Patchin, Secretary