



Meeting Minutes: HSTA (March 11, 2025)

Date: March 11, 2025

Meeting Start Time: 6:46pm

Location: Clubhouse and Virtual (via Zoom)

Facilitator: Pam Peters, Interim Office Manager

Community Attendees: 75 community members in person and approximately 34 on zoom. In person attendees are listed at the end of the minutes.

Town Council in attendance: John Ahrens, Garry Stanislaw, Paul Powell, Douglas Patchin

The Hidden Springs Town Association discussed their financial situation, personnel issues, and potential changes to the Town Design Review Board. They also addressed concerns about community events, insurance, and the need for a clear account structure. Lastly, they discussed various committees and their activities, as well as the importance of community governance and facilities.

Hidden Springs Town Association Financial Update

The financial update reveals that the Hidden Springs Town Association is in a stable financial position. The checking account balance is \$464,000, with \$132,000 in the money market and \$1.3 million in investment reserves. However, there are concerns about accounts receivable, with \$83,500 outstanding, including \$38,000 over 30 days, \$1,500 over 60 days, and \$38,700 over 90 days. The January expenses were lower than budgeted due to delayed invoice processing, which will be rectified in March. The total net income for January was \$249,000. Town Council to review the reserve study with North Star and determine if any changes need to be made. Town Council to address the accounts receivable issue, particularly the \$38,700 in 90+ day overdue accounts.



Paul Powell read the following statement:

"Members of the Hidden Springs Town Association, Your Town Council has recently been dealing with a personnel issue. At this time due to the sensitive nature of the situation and the threat of litigation, the Town Council is not able to share the details of this situation. The membership should be aware that the Town Council is working diligently to resolve this matter in the best interest of the community and its membership. The Association Office is open during regular business hours and Pam Peters has stepped in as interim office manager while this matter is resolved. The Town Council looks forward to being able to share additional information when available".

Staff Updates:

Pam Peters has resigned her position on Town Council to support the community. There is no provision in the governing documents for a council member to pause their position on the Town Council. The Town Council also announced an open Town Council position with an expedited timeline. The Town Council is drafting open position announcements and re-inviting the Selection Committee to support the hiring process for the Town Manager position. Currently we are focused on taking corrective actions for the operations of the community but the hiring process is obviously critical.

Tim Wagner, the site manager, had to step away due to medical concerns, and Hopkins is drafting a proposal to take over his responsibilities.

The council discusses filling a vacant site manager position and addressing budget concerns. They are considering proposals from external companies, including Hopkins as a temporary solution. The council clarifies that no long-term decisions have been made and they are open to community input.



Electrical concerns with DCHS and the Community Barns

Garry Stanislaw announced the need for separating electrical services at the barn, the community barn and DCHS and the potential costs associated with this. It is showing signs of potential failure and needs to be upgraded. At the same time, it makes sense to separate the two services. At this time all the services are shared from one electrical panel that is located on DCHS property (actually Ada county property).

Garry Stanislaw made a motion to hire an electrical contractor to investigate what needs to be done and then install whatever new electrical services are needed to upgrade and separate those services – Paul Powell seconded the motion – approved 4-0.

TDRB Changes

The TDRB has recommended the appointment of Jason Densmer, Jared Schmidt and Rob Powell to the open seats on the TDRB. ***A motion was made by Paul Powell to accept the TDRB's recommendation of these three members, it was seconded by Garry Stanislaw and was approved 4-0.*** The team also discussed the need for reviewing past resident projects to ensure they are completed as agreed upon.

Cindy Barney reported that in February TDRB approved three roof projects, one fence, one deer fence for the farm and one landscape project with a pool.

The council discusses changes to the Town Design Review Board (TDRB), including the removal and reappointment of members. They address concerns about the selection process, institutional knowledge, and landscape expertise. The council clarifies that they initially expanded the board to six members but had to reduce it due to objections. They also mention that some members resigned due to disagreements and the toxic nature of discussions.

Tom Woodall was tasked to review past resident projects and ensure proper documentation is completed. Tom has been a past Town Council member and was an applicant for the open seats on the TDRB. This position may or may not be a permanent position, but will be evaluated as time goes on. ***Douglas Patchin made a motion to appoint Tom Woodall to the temporary TDRB final inspection position, seconded by Garry Stanislaw, approved 4-0.***



Committees Update and Revisions Discussion

The meeting involved discussions on various committees and their activities. All committees are responsible for selecting their members. The Bylaw Revisions Committee was reinvigorated to clean up missed items and bring electronic voting to fruition. The Committee name will be changed to the Governing Documents Amendment Committee. The committee requested the Town Council to consider and approve two new members. The Governing Documents Amendments Committee is working on revising the bylaws and CC&Rs, with the aim of making them more readable and searchable. ***A motion was made by Douglas Patchin to approve the appointment of Dave Irving and Mark Dale to the Governing Documents Amendment Committee, the motion was seconded by Paul Powell, approved 4-0.*** The committee is also planning to invite different groups to review the documents from various perspectives. Sharon Cauchi reported that the committee will be focusing first on the by-laws to clarify items that were missed in 2023. The proposals will be sent to different people to review and would like to have community feedback. Secondly, the CC&R's will be tackled. This will be a huge project. They will be looking at strip out the Town founder's information carefully. The CC&R's will be searchable, thanks to Mark Dale for taking on this project.

The meeting also touched upon the Farm Committee, which is organizing a meeting at the clubhouse on March 26th at 7pm to provide information about the farm. Lyndsey Mulherin will be introduced as the Farm Manager as well as the Farm Leadership Team members. There will be a presentation on ways the community residents can be involved with the farm. The opening target date for the farm is April 14, 2025 which is weather dependent.

Hidden Springs Car Show – Cruisin Hidden Springs

John Ahrens announces his resignation from the car show committee due to concerns about the event's risk and cost. John thanked Sydni, Pam, Lisa and all of the volunteers that put this community event together for the past 10 years. Simply put, there is group committed to stopping this event. I cannot participate in risking the community given this documented information. John clarifies that the car show costs the town approximately \$7,000 and explains



how the event's budget is structured. Some community members express concern about the potential loss of the car show, which is seen as valuable to the community.

Other Items Mentioned

Town Council to consider implementing recording and publishing of committee meeting minutes.

Town Council to explore the possibility of creating separate email accounts for committees

Policy 500 is explained as a pathway for residents to propose and implement projects, with examples given of successful proposals like soccer goals.

Meeting was adjourned at 8:27pm

Minutes prepared by: Douglas Patchin, Recording Secretary

Community members in attendance in person:

Su Stearns	Ken Prochaski	Thaddeus Lucas	Becca Lucas
Cathy Vicini	Denise Delaney	Arn Allemand	Nikki Allemand
Sharon Cauchi	Aaron Lapp'	Cyndi Elliot	Chris Zoepfel
Meg Whittle	Andy Corean	Pamela Patchin	Jennifer Stanislaw
Susan Porter	Chuck Porter	Tonya Dale	Mark Dale
Tim Compton	Jacki Compton	Jim Cornwell	Ken Winer
Cliff Cramp	Lori Wheeler	Theresa Heroux	Mike Heroux
Amy McCormack	Mike Hayes	Karen Hays	Susan Murray
Paul Barney	Cindy Barney	Tom Woodall	Alberta Woodall
Dan McQuesten	Kristen McQuesten	Kristen Young	Cyndi Hayes
Michael Hayes	Echo Brown	Scott Brown	Cheryl Bermeo
Sarah Ford	Joe Getzendenner	Nicos Auchampach	Jean Smitz
Kate Nelson	Troy Norris	Crystal Norris	Trish Butts



Andy Elliot

Brad Shafer

Debbie Elrick

Teresa Boggan

Andy Pulaski

Laura Cooperman

PJ Cooperman

Patrick Teems

Dustin Hilgert

Dave Shotwell

Cornelia Shotwell

Sue Powell

Susan Elcox

Jamie Matzdorff

Melissa Christian

Ed Wardwell

Tucker Wardwell

Dave Huffman

Shawnah Huffman

Annette Konecni

Travis Knutsen

Mike Chillstrom

Paul Frantellizzi

Submitted by,

Douglas Patchin, Recording Secretary

Approved,

John Ahrens, President