



## Annual Hidden Springs Town Association Meeting Minutes December 9, 2025

The annual members meeting of the Hidden Springs Town Association was held on December 9, 2025 in the Community Barn. The following Town Council members were in attendance.

Kahle Becker  
Paul Powell  
Douglas Patchin  
Garry Stanislaw  
Chris Zoephel - absent

Also in attendance were the Town Manager Pam Peters, Operations Manager Chuck Vertrees and Town Coordinator Denise Delaney

There were 28 Hidden Springs households in attendance.

**The meeting was called to order at 6:56p.m.**

**Proof of notice was mailed to members on 11/25/2025**

**Reading and approval of the minutes from the 2024 annual meeting:**

We were not able to find any recorded meeting minutes from the annual meeting on December 10, 2024. Therefore, no minutes can be read or approved.

We can state that an annual membership meeting was held by the 2024 Town Council on December 10, 2024. While 2024 Town Council did not prepare minutes of this meeting, 2025 Town Council acknowledges a meeting was held wherein the results of the community election of a new slate of board members was announced. Additionally, 2024 Town Council prepared a power point slide show which was presented to the community.

Because quorum of residents was not met for this annual meeting, no business will be conducted and the meeting will be informational only. That information is available in the town office to anyone wanting to see it.

The following is a synopsis of the meeting

### **2025 in Review – Town Manager**

- Focus has been on daily operations, community support and customer service
- Transition process from Association Management Inc. over to Keystone Pacific Management which incorporated new software platforms:
  - AVID - New vendor payment system
  - CINC Systems - New HOA software
- Accounts payable and review of financials
- Planning for Q1 2026 Microsoft SharePoint Migration
- Planning and execution of Community Programs and Events

- Successful onboarding of new Town Coordinator – Denise Delaney
- Facilitate and oversee CC&R inspections with Keystone
- Administration and liaison for Town Design Review Board
- 2000+ design review documents electronically filed in property archives

## 2025 in Review – Operations Manager

- Assessed needs and gaps in equipment, personnel, etc. to get required jobs done more efficiently and cost-effectively
- Idaho Power Undergrounding project along Community Farm and the DCHS corridor
- HOA electrical meter split from DCHS meter to improve overall service reliability to Community Barn & Working Barn
- Clubhouse and South Meadow pools both required mechanical-room repairs due to age, system design or heat-failure during the winter
- Vehicle and equipment assessment and repair
- Comprehensive assessment of pool infrastructure
- Identified mechanical system ventilation issues
- Necessary plumbing and system repairs and improvements
- New, larger pump installed at SMP
- Mushroom pool renovation, main pool repairs, new/expanded shade structures and equipment room repairs have started
- Future plans for deck repairs and pool upgrades to be determined for Clubhouse

## 2025 Financials in Review

- Monthly review of HSSC financial reports, income vs. expenses and account balances
- 2025 and 2026 Reserve Financial Review with Northstar Reserves
- Operating Checking and Cash Reserves transferred from Citizens Bank to Pacific Premier Bank with Association Management Inc.’s transition to Keystone.
- Managers do not have check signing authority - only the Town Council

## 2025 Summary Income Statement

	Forecast	Budget	Variance
<b>Income</b>	\$ 1,467,151	\$ 1,369,691	\$ 97,460
<b>Expenses</b>			
Reserve Funding	\$ 112,800	\$ 112,800	\$ -
Facilities Operations & Maint.	\$ 120,915	\$ 103,148	\$ (17,767)
Site Operations & Maint.	\$ 540,166	\$ 426,740	\$ (113,426)
Open Space	\$ 250,284	\$ 258,447	\$ 8,163
Administration	\$ 185,101	\$ 143,342	\$ (41,759)
Community Programs & Services	\$ 40,134	\$ 46,500	\$ 6,366
Management Staff	\$ 256,348	\$ 179,575	\$ (76,773)
Additional Reserve Funding	\$ 63,431	\$ 99,139	\$ 35,708
<b>Total Expenses</b>	<b>\$ 1,569,179</b>	<b>\$ 1,369,691</b>	<b>\$ (199,488)</b>
<b>Net Income</b>	<b>\$ (102,028)</b>	<b>\$ -</b>	<b>\$ (102,028)</b>

## 2025 Capital Improvement Projects

- 14<sup>th</sup> Ave. field – established field, installed irrigation and seed
- Fitness Equipment -2 treadmills replaced in Fitness Center
- Deer fence and gates – installation of deer fence at the community farm to preserve crops
- Rain gutters – replaced at the South Meadow pool building
- Roof replacement – completion of Clubhouse and South Meadow pool roofing project

## 2026 Capital Improvement Projects

- Clubhouse Pool repairs – plaster, beach entry, deck \$135,000
- Clubhouse Pool improvement – add two pergolas \$20,000
- South Meadow Pool repairs – mushroom, plaster, coping \$135,000
- South Meadow Pool improvements – add two pergolas \$26,000
- South Meadow Pool Pump Room – repairs to address over-crowding, poor ventilation & corrosion
- Community Barn Repairs – sand, seal and stain interior floor and deck
- Clubhouse Banquet Chairs – replace table chairs in main room
- Association Archive – migration to SharePoint for association records retention and files

## Looking Ahead to 2026

For the Town Council, this work reflects a commitment to doing what is right for the community that is grounded in our founding principles, adherence to our governing documents, and a collaborative sense of stewardship and shared responsibility. Above all, it is about making thoughtful, transparent decisions that protect our community lifestyle, support property values, and ensure Hidden Springs remains a place we are proud to call home.

To maintain financial stability and the high standards our community expects, an assessment increase is necessary in 2026 to balance the annual operating budget. This decision was made only after careful evaluation of all options and recognition that prior budgeting practices did not fully address the community's true operational and maintenance needs. Rising service contract costs, aging infrastructure, extensive landscape and open-space care, and essential staffing requirements all contribute to the need for an adjustment. This responsible investment enables us to meet current operational demands while safeguarding long-term property values and the overall health and quality of the community.

### Questions and answers

**Q:** What is included in the Site Operations and Maintenance line item 72-5245-00 Water budget?

**A:** We have 27 Veola water meters in the community, some are for irrigation, the clubhouse, pools. The biggest uses are for the pools and for irrigation uses that are not connected to the reuse water system. The community farm has its own water meter and uses about \$1500.00 per season.

**Q:** The budget for the farm seems to have been reduced, how are we saving money from the farm?

**A:** The 2025 budget included the expense for the deer fence which is not in the 2026 budget

**Q:** Does the Open Space manager work from June through October?

**A:** Our consultant Charley Braun works throughout the whole year

**Q:** What is the work schedule for the Farm Manager?

**A:** Her contract is from March to the first week in November

**Q:** There seems to be ongoing problems with the technology aspects for the community, could we form a technology committee to look into these problems?

**A:** We can definitely look into that and please contact Pam Peters

**Q:** Is there any money in the budget to replace the bridge that was washed out on Dry Creek several years ago?

**A:** A new bridge would have to be built above the highwater level and that would involve using a concrete and steel structure which would be expensive. Dry Creek is controlled by the Army Corps of Engineers and there would be an extra level of permitting and that bridge would probably cost up to \$40,000. The old bridge was not permitted. To replace it will require doing it legally, which involves engineering and permitting.

**Q:** How often is the reserve study updated?

**A:** The study is updated annually. The projects mentioned will be coming out of the reserves not in the operating budget. The reserve study is a guidepost. It has a lot of assumptions and is based on future needs that may change. That is why it is updated annually.

**Q:** How do we manage the water softener discharge of salt into the sewer system?

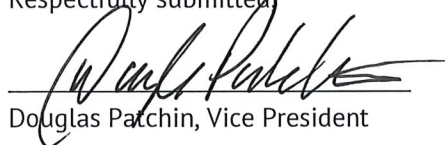
**A:** It is the honor system. Having any potassium chloride or sodium chloride will add salts or chlorides into the system. We can do a "Did you Know" flyer.

**Q:** Do the salts and chlorides impact the sewer system equipment?

**A:** No, it does not

A motion was made by Paul Powell and seconded by Kahle Becker to adjourn the meeting at 8:00pm  
Approved 4-0

Respectfully submitted,

  
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Douglas Patchin, Vice President

2.24.26

Approved,

  
\_\_\_\_\_  
Garry Stanislaw, President

2.24.26