

2017 North Hidden Lake Owners Association Annual Meeting Minutes

Quorum: A quorum was confirmed, including proxies.

Items of discussion:

- 1) Due to the nonstop complaints and personal threats from 2 homeowners, Rick Mayo offered to resign, if the homeowners wanted a change. The homeowners in attendance unanimously rejected that offer and expressed total confidence in Rick as President.
- 2) Reviewed 2016 actual financials and 2017 budget.
- 3) The HOA had significant expenditures due to the new irrigation system. The irrigation system was planned for and we had money in the savings account to cover it.
- 4) The irrigation system is active full time and we have disconnected from city water. We had intermittent issues (growing pains) to address but Chuck Melvin and Rick have been able to make all of the needed repairs/adjustments.
- 5) Discussed the proposed HOA trash service. The feedback online was unanimous to pursue the HOA including trash service, if we could get a quality company and a significant savings. Alpine Waste will provide both trash and recycling for \$10.50/month, if the homeowners provide their own trash bins. That is a significant savings. The new HOA Annual Assessment would likely be in the \$440-450 range to support this new expense. The homeowners unanimously agreed to move forward as soon as possible.
- 6) Discussed our in-house lawn mowing. It is really working well with Chuck Melvin and Jim Atkinson alternating weeks. Our lawn mowing equipment is working out very well and is more than adequate.
- 7) Discussed Snow removal. Rick and Chuck Melvin handled the snow removal last season and it worked out very well. It gets the job done fairly quickly but the wind chill from the speed causes frost bite on the fingers even with the thickest gloves. We will use heated gloves next season.
- 8) Discussed Utica Street landscape maintenance and how we were unable to get any volunteers. Since the lawn mowing, irrigation work, tree work, etc, has the usual people busy, we hired a landscape company to come and take care of it. They did a nice job.
- 9) Discussed homeowner complaints from people who are still upset with the irrigation system and the shed to house the pump equipment and the ATV/lawn mowing equipment (depending upon the season). None of the homeowners voicing complaints were in attendance and the homeowners in attendance had no issues.
- 10) Discussed the project to better maintain the shoreline before it gets totally overgrown. We had a unanimous response to clear the weeds/suckers from the shoreline to give it a look matching the areas that have already been cleared down to cattails. It's a massive effort but we will continue. The shoreline is nearly 80% clear and we are aiming for 100% by the end of summer. A few homeowners wanted to explore alternate ways, other than partly using herbicides, to clear the shoreline and to keep the vegetation from regrowing, the Board supports that. The Board will have the work stopped for 2 weeks to see if alternate methods, if any, are viable.
- 11) Discussed the threats from one homeowner, if we work on the Common Area by his house. He feels that he controls that area. The HOA will consult with an attorney and hire security, if needed, to work in that area.
- 12) Discussed that the HOA still offers gift cards for volunteers who assist around the HOA and there are always opportunities.
- 13) Discussed July 4th issues and the threatening behavior of a couple homeowners. We will hire security for the event in the future.
- 14) Discussed the HOA is now primarily using nextdoor.com for HOA communications and neighborhoodlink.com will still be our repository for online documents. Nextdoor.com can be customized to reduce the amount of email clutter. For most people a single daily email summary is probably what they want.

Homeowner subjects:

- 1) Homeowners asked about the status of wakeboard cable. The cable is still planned and the lake owner is waiting for Xcel to provide final construction prices to install the 480 volt 3 phase power transformer/meter.
- 2) Homeowner asked what herbicides we use. We use a product called AquaNeat-Aquatic Herbicide that is safe for wildlife areas, lakes, parks, etc. It's the same product Denver Water uses on their shorelines.

Board of Directors election:

- 1) Prior to the meeting, a solicitation for candidates for the expiring Board position was in the Annual Meeting announcement newsletter.
- 2) The only candidate volunteering to fill the expiring position on the Board was the incumbent, Bob Schalk.
- 3) There was a motion for a show of hands to simply reappoint the only candidates to the open position since there were no other candidates.
- 4) Unanimous show of hands to accept that as the election results.

Resolved:

- 1) Maximum annual assessment will remain \$610 (anything higher would require a Special Assessment).
- 2) 2018 actual annual assessment Planned to be in the \$440-450 range to support the new trash services. Official announcement will be made by the end of 2017.
- 3) Bob Schalk was reelected to another 3 year term.
- 4) 2017 budget adopted as-is knowing that the irrigation system replacement will be a substantial cost that would be fully funded from the reserve account.

Richard Mayo, President
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Current Board Members:

Richard Mayo, President (expires 2018)
Robert Schalk, Vice President (expires 2020)
Robin Mayo, Secretary/Treasurer (expires 2019)
Chuck Melvin, at large board member (expires 2019)
Tom Kowal, at large board member (expires 2018)