

Minutes of the Hidden Hollow HOA Meeting—October 18, 2022

Attending: Ross Cole-President, Daniel Bingham-President Elect, Connie Bronson-Board Member, Donna Bingham-Secretary, Roger Black-Treasurer

Meeting brought to Order at 1:00pm at the residence of Connie Bronson

Opening Prayer—Ross Cole

Past Agenda Items

A. Pete and Joel did an initial clean out of the gutters last week, a huge thank you to them. The committee has determined that the gutters still look good as a thorough cleaning was done last year. They have decided to ask a group of younger volunteers to blow the remainder of the leaves out of the gutters after all the leaves are down. Roger checked with our liability insurance to see if there will be a problem with volunteers on the roofs. There is not. For future years, a company called “Window Bright” will do it for \$3,500. We are contemplating having it done every other year.

B. Regarding the flooding of Christy Martensen’s home, the Insurance possibility is still pending, though we expect the outcome will be that it is not covered.

C. We had some feedback from some owners that they felt uneasy about how the voting at the Annual Meeting was done. The following information will clarify the process. The only items that require a 2/3rds vote is if there is a change or amendment to the CC&R’s or Bylaws. All other items only require a majority vote, including but not limited to, approving the budget and reserve fund, maintenance of the common areas etc. We remind you that each unit only gives one vote. In the future, the management committee will orchestrate the voting in a clearer fashion, thank you for your input.

Present Agenda Items

1. Replacement of Drip Lines—Due to having to rush to get our flower beds ready and working through how to specifically fund the project, the committee chose to tell Lawn Thumbs we were not ready to begin. We are now on track for March of 2023 next spring. The good news is that they are willing to hold the bid they gave us of \$13,000. Due to saving money with not professionally cleaning the gutters this year and the use of some reserve funds, **the assessment to each unit will be reduced from \$500 to \$250**. The Board authorized the treasurer to transfer \$10,000 from the operating account to the reserve account. All members of the board voted to sustain this action. Your assessment will be handled through TPM, our management company, and will most likely be added to your December statement. The assessment will be due no later than February 28, 2023.

2. LD has finished the mowing for the year. Paul, from Dutch’s Yard Service, did our final fertilization and broad leaf control on October 20. The water to the sprinkler system will be turned off by the end of the month.

3. Please be aware that LD will do a final cleanup and trimming of the areas along the fence on November 17.

4. If you are interested in hiring LD to do any personal trimming or weeding at your own expense, please let Connie know ASAP. We will let you know soon when that will be.

5. The committee discussed the problem of the white and brown (German Shorthair) dogs that roam our neighborhood frequently. They belong to the Sommers family that live across the street at 155 W Hidden Hollow Drive. They have been seen defecating on the lawns and urinating on planters. They also bark for extended periods of time. They have also showed aggressive behavior when approached, so beware. The City was called and an officer came out and put the dog back in, but of course it promptly got out again. Apparently the owners leave a sliding door open as a “doggie door” and the dogs get out under the fence. The Officer said that impounding animals is costly to the city due to not having an Animal Control to house them. We filed a formal complaint with the city. Donna also spoke with Rich from TPM and sent him video of the roaming dogs. He said that he has no jurisdiction outside of our Association but would call the city and file another complaint and also send the owners a letter as a curtesy to us. If you are affected by this problem, please feel free to call the city and file a complaint or speak to the neighbors directly. The squeaky wheel gets the attention. Please let us know of any other incidents, thank you to those who have sent me video.

6. A committee is working on a revision of a Rental Restriction Amendment to require our Association to be “Owner Occupied”, with exceptions for family, live in help, needing to leave for work, military or humanitarian missions etc. The unit owners presented a majority vote at the Annual Meeting to proceed with a draft of the proposal. Before it can be recorded as an Amendment to the CC&R’s, a vote of 2/3rds of unit owners is needed. The Board voted and approved funds to be used to engage our Lawyer in the process.

7. The **Annual Christmas buffet lunch will be Monday December 5th at 2:00 pm at the Golden Corral** on University Parkway. The cost for each resident will be \$10.06 per person. As per our tradition, we will have a stocking for cash donations to be given to the Bishop to help those in need. This is our tradition of many years in place of individual gifts for each neighbor. Please circle the date on your calendars and plan to join us!

8. Roger presented the financial overview. The budget is in line with expectations. The management committee feels that they are doing all we can to keep costs at a minimum. Thank you to all who continue to donate personal time to help with our ever present needs.

Our next scheduled HOA Board Meeting will be November 22, 2022 at 1:00pm

The Meeting was adjourned at 3:00 PM

The Minutes for this meeting were approved on October 29, 2022

Ross Cole President _____ RC _____

Donna Bingham Secretary _____ DB _____