

Hidden Hollow Estates Annual Meeting

October 4, 2022—2 pm in the center circle

All residents and owners of the Estates were invited. 22 of the 26 condos were represented at the meeting. Namely, Owens, Fuchs, Clarke, Greer, Martensen, Belliston, Powelson, Hatch, Anderson, Bingham, Black, Orme, Smith, Cole, Clark, Yerkes, Roth, Bronson, Potter, Stewart, Gill and Payne. Rich from TPM was also in attendance. Those not in attendance were, Hancock, Maughn, Waite and Tracy.

Ross Cole—President conducted the meeting

Invocation by Bud Fuchs

Welcome to the new residents since the last Annual Meeting. Namely Margret and Dave Clarke, Noah, McKenna and Elijah Potter and Christy Martensen.

Daniel Bingham—President Elect gave an overview of why we have C,C&R's, Bylaws and Rules.

Election of Officers—Ross Cole nominated Connie Bronson to continue as the Grounds and Common Area Board member for another 2 years. The vote was unanimous. She accepted the position.

Joel Greer nominated Bud Fuchs as the President Elect for next year. The vote was unanimous. Bud accepted the position.

Connie Bronson—Grounds and Common area Board Member led a discussion of drip line replacement. All plants, trees and grass are common area. The existing system is antiquated and is needing repair frequently. Joel Greer and Pete Maughn have done much to keep repair cost down and plants watered. There has been damage to the Martensen Condo and other could be at risk. Connie got a bid for \$13,000 to replace the drip system, which is a cost of \$500 per unit. A majority of the residents voted to replace the lines. It was proposed that we do it in November. Connie will check on the possibility. The Board will meet in the near future to determine if it can be done within this year's budget.

Roger Black—Treasurer reviewed 2 budgets, the Operating Budget and the Reserve Fund. He proposed that the budget for 2023 remain the same and maintain the HOA fee of \$200 per month. Bill Owens suggested we vote on the Proposed Budget and Reserve Fund. Joel Greer seconded the motion. An excess of 2/3^{rds} of the residents voted to approve the budget and reserve fund.

The 10 year contract that we have had with ComCast for Cable TV will expire in May of 2023. Roger led a discussion on the future plan of action. He suggested that we do not renew the contract and allow individuals to decide on their own what they would like to do for entertainment and internet as now there are more options. There were suggestions that we should find out from ComCast what the new contract amount would be if we were to continue with them. It was decided that we would have a future meeting in mid-February when there are more answers and residents will have had time to do research. We will need to let ComCast know 60 days prior to our contract expiration. There will also be a need for a vote on the amended budget once this issue is resolved.

Joel Greer and Pete Maughn have been working on cleaning drains. There are 6 drains that will need further attention. He proposed that we do not need to have the gutters professionally cleaned this year

as they looked good. They will need to be blown out when the leaves have all fallen. The Board will make assignments for that to be done.

Daniel Bingham shared the proposed new Rental Restrictions Declaration to see if there is enough support within the community to move forward with having it submitted to our lawyer. In a nutshell, it would eliminate the 5% of the units that would be allowed to be rented and would state that all units will need to be owner-occupied, with a few stated exceptions. Doug Powelson proposed a vote and Connie Bronson seconded the motion. There was a majority in favor so the Board will move forward with an official Declaration. When the actual document is drawn up, there will need to be a 2/3 majority vote to make it official.

Dennis Smith proposed that we put in a center line at the entrance of the community for safety reasons. A vote was taken and there was not a 2/3 rds in favor. Since the meeting, however, the Board determined that this action could be at the discretion of the Board as it would not be a large budget item that would need to be voted on.

Several residents reported the bad behavior of the dogs across the street from the Estates on Hidden Hollow Drive. Rich from TPM said he would make an official report to animal control.

It was suggested that we not allow people to walk their dogs in our circle. It was stated by a board member that this would not be practical as we have no way to inforce it. It was stated that residents simply remind residents and visitors to keep dogs on a leash and clean up after them. Also remind solicitors that there is no soliciting allowed.

Meeting adjourned at 4:30

Notes were taken and compiled by **Donna Bingham—Secretary**

Minutes approved on October ?, 2022

Ross Cole—President _____RC_____

Donna Bingham—Secretary _____DB_____