

**Minutes**  
**Hidden River II Homeowner's Association**  
**Regular Meeting of the Board of Directors**  
**April 20, 2015**  
**Location: Clubhouse – Time 6:30 pm**

**1. ESTABLISH A QUORUM** – All five Directors were in attendance.

Robin Backstrom      Brad Podhajsky      Shirley Norman  
 Carrie Clark          Tracy Enriquez

ARC Representatives – Sue Reiman, Jim Austin, Don Chaffin  
 Janelle Maninger, Westwind Management Group

**2. CALL TO ORDER & PRESIDENT'S WELCOME**

Meeting called to order: 6:40PM

**3. HOMEOWNERS OR GUESTS TO ADDRESS THE BOARD**

**4. HEARINGS & CORRESPONDENCE:**

A. Hearings

1. 20746 Willowbend Lane. Violation: Holiday Decorations.

No representation from HO. Action: First fine, \$50.

2. 21126 Saddleback Circle. Violation: Wind Chimes.

HO in attendance. Two Board members were recused. Action: Per review of Covenants and Rules and Regulations, HO requested to remove wind chimes.

3. 21102 Saddleback Circle. Violation: Trash container storage.

No representation from HO. Trash container moved. Action: Due to history of violation, Janelle will send letter to HO saying next time would result in a fine.

4. 11767 Meadowood Lane. Violation: Abandoned Vehicle, expired tags.

No representation from HO. Vehicle has been moved. Action: No fine.

B. Correspondence (no Board action required)

1. 20680 Bridlewood Lane. Fence correspondence.

2. Dog Park Comments.

3. 20715 Bridlewood Lane, Communication.

**5. APPROVAL OF MARCH 9, 2015 HRII HOA BOARD MEETING MINUTES**

Motion; Second; All in favor. Approved.

**6. TREASURER'S REPORT**

A. Bank Statement/Operating Fund Balance: \$34,585.37

B. Reserve/Replacement Fund Balance: \$412,417.01

C. Capital Expenditures: 0

D. Aging/Delinquency Status

| Current  | Over 30 days | Over 60 days | Over 90 days | Total      |
|----------|--------------|--------------|--------------|------------|
| \$419.53 | \$1265.06    | \$5082.43    | \$15384.48   | \$22151.50 |

With late charges, legal fees, attorney fees(approximately 25%)

Approximately # HO delinquent: 24  
HO with attorney: 10, Leined.  
HO in foreclosure:  
E. 2014 Audit - \$2,400  
Discussion: Treasurer stated 2014 audit completed.  
Recommendation for 2015 audit. Bids \$2,250-\$4,700. Widener potentially scheduled for 2015.

**7. HRII REAL ESTATE SALES ACTIVITY**

Properties sold within last three (3) months: 6 sold  
Properties currently for sale: 11 active  
Several under contract. Price averaging \$200/sq ft.

**8. ARC COMMITTEE**

1. Approval requested for Rules & Regulations modification Flagpoles - Sec. 5.26  
Motion: Second; All in favor.
2. Approval requested for Rules & Regulations modification Playhouses – Sec. 5.52  
Motion: Second; All in favor.
3. Approval requested for Rules & Regulations modification Shed/Temporary Structures - Sec. 5.60  
Motion: Second; All in favor.
4. Approval requested for Rules and Regulations modification Windows – Sec. 5.82  
Discussion: Current Rules and Regulations state HO may purchase windows, but must have grid pattern. Several HO have windows that are out of compliance due to prior approval from previous management company and Board. HO are lobbying for flexibility of R&R. Topic tabled for additional discussion.
5. 21229 Woodside Lane - Request for paint - Approved - 3/9/15
6. 11700 Meadowood Lane - Request for paint - Approved - 3/13/15
7. 20506 Willowbend Lane - Request for paint - approved - 4/2/15
8. 21127 Hawthorne Lane - Request for like for like window replacement - Approved - 4/2/15
9. 20978 Woodside Lane - Request for window replacement initially denied. Grids were out of compliance. After receipt of approved ARC form for similar windows, signed by SPM, ARC approved request.
10. 12040 Meadowood Lane - Request to keep play structure and basketball hoop - Approved subject to following the guidelines Sec. 5.76 and 5.7. - 3/27/15
11. 20978 Woodside Lane - Request for window replacement – approved – 4/10/15
12. 20596 Willowbend Lane – Request paint trim – approved – 4/9/15
13. 11935 Horseshoe Lane – Request or front yard landscaping – approved – 4/9/15
14. Shed Update – Add 10” feet or more for rear property lines and offset of 5 feet or more for side lines (See Shed Attachment)

**9. SOCIAL COMMITTEE**

HRI has new Social Coordinator: Diane Hawkin.  
Easter egg Hunt – April 3<sup>rd</sup>. Reported as huge success. Approximately 2,000 eggs were hidden and discovered by many children and families. Vice President was in attendance and suggested next year to take a moment and explain this is hosted by HOA with their dues.  
Upcoming Events:  
Pool Opening BBQ: Saturday, May 30<sup>th</sup>, 12:00-3:00PM  
Community garage sale: June 5-6<sup>th</sup>  
Pancake breakfast: October 3<sup>rd</sup>, 8:00-10:00AM, Flipping Flapjacks

Community garage sale: October 16-17<sup>th</sup>  
Christmas Party: Saturday, December 12<sup>th</sup>, 2:00-5:00PM

**10. LANDSCAPE COMMITTEE**

**a. 2015 Fence Project - Power Washing and Staining**

S: All HRII fences require power washing and staining.

B: Pete Himelstieb, Rolling Stone Landscape, has been selected as contractor. Contract amount: \$18,200 to power wash and stain 6,100' of split rail and 1,700' of privacy fences. Work will commence approximately May 1, 2015.

A: Letters have been mailed to 50 Homeowners who require landscaping maintenance prior to power washing and staining. Contractor has assigned dollar cost for each affected property. Letters mailed.

R: HO will be working directly with Rolling Stone for repair. 18 HO have already resolved their issues.

**b. 2015 Fence Project – Repair and Replacement**

S: Portions of fencing require repair and/or replacement.

B: Commercial Fence & Iron Works estimate of \$9,993 has been approved by board. Work will start in late April.

A: 4 HO on Club Drive will have fences repaired. Work to start ASAP weather permitting.

R:

**c. Winter Tree Watering**

S: HRII has 20 newly planted trees which require periodic winter watering.

B: Trees planted in the past have died due to lack of watering.

A: Brandon Valencia has been contracted to water trees at \$126 per watering event.

R: Trees watered December 13, 2014, January 22, 2015, March 15<sup>th</sup> and April 6<sup>th</sup>. Water donated by Board President. All trees are in reported good health.

**d. Hidden River Entrance – Split Rail Fence**

S: Approximately 233 feet of split rail fencing on north side of Hidden River entrance island on Tallman Drive requires replacement.

B: Approximate cost of replacement: \$6,224. Commercial Fence & Iron Works has been notified of approval bid acceptance. Work to start last week in April weather permitting. HRII Directors voted unanimously by email to pay for replacement contingent on HRI paying for half of the remaining replacement costs. Commercial Fence & Iron Works has been notified of approval. Work to start last week in April.

A: Letter written to HRI respectfully requesting sharing costs

R: Response from HRI declining participation in cost sharing stating fence is not located on HRI property. HRII Board accepted and will move forward with repair.

**e. Bird Houses**

S: 10 bird houses installed in 2014.

B: Bird houses installed have been inspected and cleaned. All were reported to be occupied, (bluebirds, wrens, swallows.)

A: HRII board has voted to purchase 10 additional bird houses. Cost including installing: \$1,250.

R: Check signed and additional houses to be installed.

**f. Club Drive Roundabout**

S: Club Drive Roundabout contains 2 diseased Cherry trees, 2 dead vertical cypress trees and requires landscaping. Roundabout is within Town of Parker Club Drive Right-of-way.

B: Town requires internal approval to remove existing approved roundabout landscaping, Site Plan

Amendment will be submitted with Site Plan Exhibit. License Agreement will be required.  
A: Rolling Stone, Indian Summer and ValleyCrest have submitted estimates for landscape design. Approximate cost: \$23,000 to include design, removal, materials including deer statues. Discussion on limiting design improvement to inside 17' inner circle to reduce cost. Additional xeriscaping or flora could be added in the future.  
R: Move forward with landscaping within circle. Motion; Second; All in favor.

**g. Tree Rings**

S: Trees planted along Club Drive required removal and replacement due to mower strikes.  
B: Landscape Committee has purchased and installed three adjustable COL-MET tree rings along Club Drive. Tree rings provide protection from mower blades and also contain mulch which would otherwise be washed or blown away.  
A: Purchase 30 tree rings at a cost of approximately \$10 each. Does not include installation cost.  
R: Motion; Second; All in favor.

**h. Willowbend Park Benches**

S: Two park benches in Willowbend Park were vandalized  
B: Five - six foot (6') Trex boards were removed from seats of 2 benches.  
A: Landscape Committee purchased and installed five replacement boards.  
R: Project completed at low cost to HOA.

**i. Woodside Lane Xeriscape Replanting/Repair**

S: Approximately 30 plants require replacing and irrigation requires maintenance.  
B: Irrigation malfunction and animal grazing contributed to plant loss.  
A: ValleyCrest, Western Proscap and Rolling Stone submitted estimates.  
R: Motion; Second; All in favor.

**j. Woodside Xeric Flood Prevention**

S: September 2014 storm water overflowed curb washing away plants and irrigation.  
A: Rolling Stone submitted estimate for placing 10 tons of 2"-4" horizon cobble and 10 tons of 5"-12" horizon cobble for water containment \$5,539.25.  
R: Motion; Second; All in favor.

**k. Mulching**

S: Mulch replenishment.  
B: Entrance island, east side of Tallman, NE corner Tallman & Meadowood, SE corner Tallman & Club Drive & Woodside Lane Xeric area require 1" mulch replenishment.  
A: Estimates for western cedar and brown mulch bids requested and received as follows: Pioneer (\$7,029), Western Proscap (\$7,000+) and Rolling Stone (\$6,760.)  
R: Motion; Second; All in favor.

**l. Drainage Repair**

S: Erosion occurring nearby trail triangle area west of Woodside.  
B: Seeding, netting and temporary rain bird irrigation – gravel patching are alternatives.  
A:  
R:



**m. Tree Planting**

S: HRII has locations to plant approximately 10 trees.

B: Carryover budget from 2014 will cover some tree purchase and planting expense.

R: Motion; Second; All in favor.

**11. Covenant Enforcement Litigation – Rodney & Laurie Kechter**

S: HO Covenants with excessive dogs, more than two.

B: Covenant violations of excessive pets and running a dog rescue business from home. Excessive barking and disturbance to neighbors reported. Stipulation agreement from July 2014 agreed to by Kechter's to reduce dogs down to two by December has been difficult to validate.

A: H/S Debra Oppenheimer has instructed to cease all further action.

R: Recommendation by the Board to re-evaluate proceedings.

**12. Westwind Management Action Items**

**13. NEW BUSINESS DISCUSSION**

**Loura Sanchez Proposal**

S: HO fines and fees due to non payment of dues.

B: HO became delinquent due to illness. Westwind and H/S followed proper procedure in attempt to collect outstanding dues. This resulted in extensive costs to HO. Discussion with H/S legal representative results in Loura Sanchez has proposed H/S waiving \$506.50 in legal fees, along with Westwind waiving \$506.50 late fees and interest from HO account with Board approval. Email for board approval has prompted additional Board discussion.

A: Board discussion surrounding topic of collection process and specifically waiving fees in this circumstance. A sub committee was formed to review and recommend possibly a new collection procedure.

R: Recommendation for waiving fees was not unanimously approved. This was due for procedural consistency and lack of request from the HO.

**15. HRII Quarterly Newsletter**

S: Newsletters disseminated quarterly.

A: April newsletter sent.

**16. ADJOURN MEETING: 9:23PM**

These minutes have been board approved and the original with original signature(s) is retained in the office of Westwind Management Group, Inc.