

HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.
ANNUAL OWNER'S MEETING
TUESDAY, MARCH 17, 2020 – 10:00 A.M

Present by phone: Don Ochs
Curt Koutelas
David McEntire
Rusty Johnson
Megan Clark
Steve Langbein
Ira and Holly Conn
Paul O'Connor
Will Frischkorn
Rob Harper, Toad Property Management
Mary Zimmerman, Toad Property Management

Rob called the meeting to order at 10:04 a.m. and said the meeting was by phone due to the COVID-19 virus. Rob confirmed notice of the meeting had been mailed on February 27, 2020 and confirmed there was a quorum. Steve made a motion to approve the minutes of the March 2019 annual meeting. David seconded the motion and it was unanimously approved.

Rob said the gate had generally been working well and snow removal had not been a problem.

Curt thanked Toad for their timely financial reporting and said the budget versus actual figures looked good. Rob said he would continue to work with Lacy Construction regarding snow removal and not plow if the warmer temperatures continued.

Rob said the 2020 Budget had been distributed prior to the meeting and said it was very similar to the prior year. Don suggested changing the landscaping to \$2,000 instead of the \$750 to allow additional work to be performed in the area of the gate. It was agreed to move money between landscaping and general maintenance to cover the additional landscaping expenses and use funds allocated to the reserve if necessary. Grading and magnesium chloride would be necessary in 2020 and individual owners, with long driveways, would have the opportunity to pay to have magnesium chloride added to their driveway at the same time as the roads. If the \$15,000 shown in the Budget for road maintenance was not sufficient funds would be taken from the reserve funds. Curt made a motion to approve the 2020 Budget. Rusty seconded the motion and it was unanimously approved.

Rob said a few owners were delinquent on the first quarter dues but there were no large amounts outstanding and Rob encouraged owners to pay promptly as the second quarter dues would be going out shortly. Rob confirmed there was approximately \$117,000 in the operating account and there was a note payable of \$148,000.

Don explained SGM had provided a Contract for engineering and alterations to the existing pond to improve function, appearance and to bring the pond into compliance with State regulations. Don said the engineering work would cost approximately \$10,000 and included soliciting bids

from the correct contractors to perform the work and also proposing a solution to stop the pond leaking.

It was agreed Toad would perform the tidy-up of the landscaping at the front entrance to include pruning, weeding and tree maintenance and work would be performed as soon as the weather allowed.

The gate code would be changed and owners notified by email.

The metal lid on the dumpster had been replaced with a plastic lid which made it easier to use. Approximately \$75 was due to Whetstone Mountain each month although the billing had been a little erratic in the past.

David said it was the intention to continue with a grazing lease to keep the agricultural classification for the land. David explained the specifics of the lease were not yet known but would include some additional temporary fencing.

Rob explained David was willing to continue on the Board for an additional three year term and no additional names had been put forward. Rusty made a motion to appoint David to the Board for a three year term. Curt seconded the motion and it was unanimously approved.

Rob agreed to review the performance guaranty and construction clean-up account and report back to the Board as there was currently \$2,000 held in that account.

It was agreed the next meeting would be Tuesday, March 16, 2021 at 9 am.

At 11:06 am David made a motion to adjourn the meeting. Rusty seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Inc.