

**HIDDEN RIVER RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 23, 2022 – 3:00 P.M.
VIA ZOOM**

Present:

Melanie Miller
Nick Chirekos
Cathy Dea
Matt Kaufmann
Lauris Gibson
Chet Boyce, Toad Property Management

The meeting was called to order at 3:11 p.m. and a quorum confirmed.

Chet introduced himself and Mel explained the purpose of the meeting was to discuss snowplowing, the budget, signs, annual meeting and any other topics the board had. Chet explained he would be the point of contact for the Association and he could work with the front office if there were any specific accounting questions which he could not address.

Prior to the meeting a draft 2022/2023 Budget had been distributed to the Board but notice of the meeting had not been displayed on the website for all owners. The Budget would be discussed and adjusted at this meeting and the Budget would then be approved at the annual meeting. Nick said he did not anticipate an increase in dues. Chet explained management fees had increased significantly during the year due to increased operating expenses, mainly labor, and a 4% increase was proposed in the new budget. Concern was expressed about the large increase. Nick said any maintenance or servicing on the Bobcat needed to be included in Snow Removal Ground Machine so that the actual cost of operating the Bobcat could be easily tracked. Chet made the adjustment of \$3,908 which had been paid to Bobcat of the Rockies. Nick confirmed the two invoices from John Barney needed to be paid and the expense would be under Snow Removal General.

Mel explained Jay Barton had been very ill and during that time an invoice had been sent in error and then withdrawn. Chet agreed to remove that amount from the actual expenses as the check had been returned. Mel said Jay Barton would be paying the Association \$3,313.30 as part of the Bobcat lease agreement. Mel and Nick explained the Bobcat lease agreement and how the hours on the machine were tracked and charged. Nick suggested \$2,500 in the 2022/2023 Budget for Snow Removal Ground Machine and \$2,500 for Snow Removal General although he expected those actual costs to be lower due to the lease agreement terms.

Mel said Jay Barton wanted to stay in the valley but needed to move from his current accommodation in November. Jay proposed moving a modified shipping container from CB South and as the container had heat, electricity, and moisture control, the Bobcat could be stored in the container as well as Jay living in the container. The estimated cost to move the shipping container and retrofit the container was \$5,000. Mel said it could be a short term option while long term options were reviewed. Mel explained the option would need to be approved by the County and concern was expressed about the location and appearance of the shipping container and the concern of Jay living in the confined

space. A permanent facility for the Bobcat storage and possibly short term living space for the machine operator would be one of the options reviewed for the long term. Without having a machine operator living at Hidden River the level of service would be reduced as an operator would not be available multiple times during every large storm or episode of drifting snow. Chet agreed to research snow removal costs and services provided to other Associations and options would be discussed at another meeting.

Mel said the main road had been graded once during the year. East River had paid for the last Magnesium Chloride application and some gravel due to the level of construction. After discussion, Mel agreed to schedule Magnesium Chloride for the main road and Hidden River Road with Lacy Construction and East River.

Mel said weed management would continue in Hidden River and Mel would reach out to Tracy to find out if the County had grant funds available again.

Mel said new signage had not been included in the draft 2022/2023 Budget and Toad had received some quotes. It was generally agreed signage needed to be consistent and Chet agreed to follow up on the signage quotes. Speed limit signs of 15 mph were discussed, and Matt suggested reducing the size of the speed bump as well as adding additional signage. Chet agreed to research speed bump height recommendations and report back to the Board.

Mel explained the price of fish had increased, but the Association planned to restock the pond.

Chet agreed to make the 2022/2023 Budget adjustments discussed during the meeting and circulate the Budget to the Board. As snow removal was an unknown expense until all options had been reviewed and discussed, it was agreed to hold any unallocated funds in the Reserve line item on the Budget. Chet confirmed all owners were current on their dues.

Chet said the annual meeting was scheduled for June 24, 2022 at 2 pm. It was agreed to have a board meeting at 12 pm on June 24th.

Lauris and Nick agreed to volunteer for an additional term on the Board. Chet agreed to email owners asking if there were any additional owners wanting to volunteer.

Mel agreed to reach out to Jay Barton and ask him to approach the County and then report back to the Board once information regarding the County requirements for the shipping container were known.

Cathy asked Board members to think about potential Bobcat operators if Jay Barton was unable to provide the snow plowing service.

Nick made a motion to adjourn the meeting at 4:20 pm. Mel seconded the motion, and it was unanimously approved.