

HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.
BOARD MEETING
APRIL 5, 2022 – 1:00 P.M. (MOUNTAIN TIME)
VIA ZOOM

Present: David McEntire
Rusty Johnson
Derek Zeck
Will Frischkorn
Matt Dungan
Chet Boyce, Toad Property Management
Michael O'Loughlin, legal counsel
Jody Reeser

Chet called the meeting to order at 1:07 p.m. and confirmed a quorum was present. Chet said that notice of the meeting had been sent on April 4, 2022.

Chet asked whether the Board would be interested in waiving the late fees for an owner who had requested that the Board do so. Board members noted that the collections policy was clear and had been communicated to owners multiple times, and the Board therefore was committed to adhering to the policy. Chet said that he would communicate to the homeowner that the Board would not be able to waive the late fees.

Rusty made a motion to approve the minutes of the February 22 and March 15 meetings. David seconded the motion, and it was unanimously approved.

Mike O'Loughlin, legal counsel to the Association, explained that the purpose of the meeting was to discuss the Design Guidelines with Jody Reeser, the architect who performed design reviews for Hidden Mine Ranch. Mike explained that Jody had expressed discomfort with some designs that had been approved by the Board and would like to speak to the Board about this. Mike reminded the Board that changing the Design Philosophy in the Covenants would require a Covenant Amendment. Mike suggested that the Board might want to consider creating a separate Design Guidelines document.

David said that Jody had been working with Hidden Mine Ranch to provide design reviews since the second home was built on the Ranch and the Board had benefited greatly from her expertise.

Jody explained that the Covenants of Hidden Mine Ranch were straightforward and did not provide much flexibility in design. Jody explained that several designs that had recently come to her for review were for beautiful, well-designed homes that nevertheless did not fully comply with the Guidelines. Jody requested that the Board choose a design identity for the Ranch and hold submitted plans to those Guidelines. Jody agreed that creating a separate Design Guidelines document would be beneficial and could add increased flexibility in allowing more modern designs. Jody said that she would not be willing to continue working with Hidden Mine Ranch until the Board had gone through the process of updating the Design Guidelines to better reflect the Ranch's desired design identity.

Rusty noted that the Board should adhere strictly to the Association's established Design Guidelines, and agreed if the Board was no longer satisfied with those Design Guidelines, they should initiate the process of changing them.

David had already done some work to edit the Design Philosophy in the Covenants to facilitate more flexibility in design, and said he would share those changes with the Board and ultimately with Jody and Mike for review.

Jody suggested that the Board reach out to owners to let them know that the Board was planning on amending the Guidelines. The Board asked Chet to draft an email to inform all owners of the Board's intention to change the Design Guidelines to allow the flexibility for some more modern elements in home designs. It was noted that the letter would also need to address the issue that changes to the Design Guidelines would require a Covenant Amendment.

David said that the Board would put together a calendar based on current and upcoming design review submissions and the desired construction timelines of owners to determine the best timeline for the Board to make changes to the Design Guidelines.

At 1:56 p.m. David McEntire made a motion to adjourn the meeting, and the motion passed unanimously.

Prepared by Rob Harper
Toad Property Management