

Hidden Lakes BOARD of DIRECTORS MEETING MINUTES

Date: March 3, 2022

Time: 6 p.m.

Location:

DIRECTORS: PRESENT (Yes/No)

DIRECTOR NAME Amy Snow

DIRECTOR NAME

DIRECTOR NAME

OTHERS PRESENT:

Michelle Da Rosa – attorney, Tony Brooks – surveyor, Holly Thompson – community manager

1. Meeting called to Order by Amy Snow at 6 p.m.

NEW BUSINESS

2. Amy made a motion for Michelle to facilitate the meeting.
3. Amy made a motion to accept Don Aughenbaugh and Neil Nedelisky resignation submitted 2/24/22 and appoint Dale Coppage to fill Neil's term expiring 2023 and Cody Olson to fill Don's term expiring 2022.
4. Agenda was amended to add ratification of the letter sent to Gaffi
5. Dale made a motion to approve the agenda, 2nd by Cody. Motion passed
6. Cody made a motion to retain Michelle Da Rosa as general counsel, 2nd by Dale. Motion passed
7. Michelle recommended quarterly meetings.
8. Amy made a motion to review Superior Managements Contract, 2nd by Dale. Motion passed
9. Amy made a motion to hold weekly meetings, Wednesday 6PM via zoom starting March 9th, 2nd by Cody. Motion passed
10. Board made a motion to approve the attached resolutions.

Meeting adjourned at 9:38 p.m.

Respectfully Submitted,

Holly Thompson Superior Community Management.

HLE Board Meeting

March 9, 2022

Call to order at 6 pm

6:02 pm Roll Call, Dale Coppage and Cody Olsen are present.

Cody stated Owners of Lot 23 (Gaffi's) declined to meet with the board this evening.

6:04 pm Select board officer roles:

Cody will be Treasurer, Dale will be secretary.

Cody stated he would like Amy to stay on as President. Dale seconded.

Slide area discussion regarding slide area on the inlet road and Abernethy Creek. Working with a Geotech and PLi Systems, and they are working with the county to help mitigate. It's been an active slide. All parties need to meet before anything further is done. County says it's ok to clear the road of debris. Motion made by Dale and passed to not do anything regarding clearing the road until after meeting with all parties to discuss further.

Discussion regarding door-to-door campaign regarding easement and vineyard concerns. Cody states if there is a petition it needs to be sent to the board in a proper manner. The BOD is interested in the member's perspectives and stated if they receive a petition by a majority they will put it on the docket to discuss at the next board meeting.

Discussion regarding Lot 23, Cody stated the petition may be a hang-up. Cody would like to meet with Gaffi's individually and find common ground and report back as Gaffi's does not want to meet with the board as a whole. Discussion involved.

Dale makes motion for Cody to meet with Gaffi's to discuss Lot 23, Amy seconds.

Cody restated the goals of meeting with Gaffi's:

1. Legal analysis regarding BOD's attorney vs. Gaffi's attorney
2. Clarify what is needed for easement over Lot 23 to try and overcome differences and resolve Gaffi's concerns and still protect the easements for the HOA.
3. Possible fencing to protect what Gaffi's are trying to development while also protecting the common areas.

Cody would love to have an easter egg hunt this year for the community.

The BOD wants a win-win for Gaffi's and the HOA.

6:40 pm: BOD goes into Executive Session to discuss Lot 21 litigation.

7:29 pm: BOD back from Executive Session.

Amy made a motion and Dale seconded to stay in the Lot 21 litigation. Cody says yes also.

Amy restated the litigation does not include Lot 23, and the BOD is working to resolve.

BOD will see if there's someone in the community who can help with HOA communications.

Board meeting adjourned at 7:40 pm.

Hidden Lake Estates HOA Board Meeting: Sunday March 27th, 2022 - 3pm via Zoom

Agenda:

1. Call to Order at 3:02pm. Amy Snow and Cody Olson present.
2. Director Resignation: Dale Coppage's resignation accepted; his letter was emailed to membership today per his request.
3. Approve Minutes 3/3, 3/9: Approved
4. New Business:
 1. Peter's Petition's:
 - a. Vineyard discussion. Gaffi still isn't happy with the vineyard resolution.
 - b. Board Recall- Meeting set for April 19th via Zoom tentatively. Amy has meeting with Jason Grosz tomorrow to discuss; he has been on vacation and will learn more details.
 2. Lot 21 pipeline easement update- Patterson's attorney requested the case move out of abatement since we cannot reach a settlement. No action required from the board.
 3. Lot 23 Negotiation Update- No action from this board or the prior board as Mr. Gaffi is still declining to meet with the board or even a single board member. The board does not have the power to waive CCR's for any lot owner, if we did it would have to be waived for everyone in the membership.
 4. Title Q & A- Michelle is working on a Q&A to summarize and will be mailed to membership later this week.
5. Next Meeting TBD
6. Meeting adjourned 4:01pm