

**Hidden Hills Community Association**  
**General Session Meeting Minutes**  
**August 23, 2022 – 6:30 PM**  
Meeting was held via Zoom Video Conference  
with in-person meeting availability at the Community Center

1. Call to Order:

- a. Quorum was established and the meeting was called to order at 6:32 PM.
- b. Board Members Present: David Stanley, John McGinnis, Linda Raznick,  
Liz Moses, Eric Epstein, David Brien
- c. Board Members Absent: Mitch Jacobs
- d. Treasurer: Bob Berns
- e. Management/Staff: Tracie Blankenship, General Manager  
Karen Liebrecht, HHCA Administration Manager
- f. Other Guests: Griffin Marvin, LaBelle Marvin

2. Vendor Attendance – LaBelle Marvin

Griffin Marvin attended the meeting to provide an update on the Jim Bridger/Ashley Ridge roads project. No proposals were presented.

3. Meeting Minutes

Motion: Raznick  
Second: Epstein

Resolved: The Board of Directors approves the July 19, 2022, General Session meeting minutes as presented.

The motion carried unanimously.

4. Treasurer's Report

Treasurer Bob Berns reports on the current financials ending July 31, 2022. The Board of Directors accepted the June 30, 2022, and July 31, 2022, ending financial statements. It was mentioned that the association will continue to borrow funds from the reserve fund to cover operating expenses.

Motion: Raznick  
Second: Epstein

Resolved: The Board of Directors authorizes the transfer of funds in excess of \$10,000.00 in order to cover approved and monthly budgeted expenses.

The motion carried unanimously.

5. Committee Reports:

- a. Roads – Update provided by vendor. Chair Mike Kotal mentioned the interest of the city to install fiber during the Jim Bridger/Ashley Ridge project. It is

recommended that the city complete their project prior to the association's planned construction.

- b. Theater – The committee is discussing a karaoke event at the theater and event featuring Author Randall Wallace.
- c. Gates and Patrol Services – Announcement of sign changes at the gates. Also, the committee requests and recommends that construction traffic is restricted from access to/from the Round Meadow gate. The Board requested that a meeting with the city, gate committee and Covered6 take place to further the discussion and determine how to approach the restricted access at the Round Meadow gate.
- d. Parks and Recreation – Report on events and thank you to the office staff for their support.
- e. Landscape – The tree survey received and under review.
- f. Technology – Report on website and upcoming improvements.
- g. Architectural – A verbal report was provided by Ryan Levis, Consultant.
- h. City Council – Report on legislative action/bill regarding ADU allowances. The city anticipates high attendance at Fiesta, last year over 2,700 tickets were sold.
- i. Equestrian Services – Report on the reduced watering schedule. Request for restoration of the sign at Saddle Creek arena took place.

6. Homeowner Forum

Topics included construction, speed cameras, cell towers, and other association matters.

7. Unfinished/New Business

a. Homeowner Request – Celebration of Life

Nathalie Blossom presented a request to open the theater for a celebration of life for Gloria Watts. The event is planned for November 12, 2022.

Motion: McGinnis

Second: Moses

Resolved: The Board of Directors approves the request as presented.

The motion carried unanimously.

b. Construction Vehicle Gate Access

A request to restrict construction traffic access at the Round Meadow gate was presented.

The Board requested that a meeting with the city, gate committee and Covered6 take place to further the discussion and determine how to approach the restricted access.

No action taken.

c. Traffic Rules

The draft rules were distributed to the membership for 28-day comment. All comments received were included in the meeting packet.

Motion: Moses  
Second: Raznick

Resolved: The Board of Directors approves the draft Traffic Rules and Regulations and directs management to distribute to the membership in final form.

The motion carried unanimously.

d. Easement Request

A request for easement was presented by SCE, located at 6051 Spring Valley Road. The Board of Directors requested that management confirm the location to be common area. Parcel maps will be reviewed by the Architectural Consultant.

The board tabled the matter for additional review.

e. Draft CC&R's

The draft documents are not completed; no action was taken.

f. Draft By-Law's

The draft documents are not completed; no action was taken.

g. Annual Meeting Logistics

The annual meeting is proposed to be held on December 14, 2022. In addition, the Special Election Meeting is proposed for the same date.

Motion: Raznick  
Second: Moses

Resolved: The Board of Directors approves the date of December 14, 2022 as proposed for the annual meeting and special elections.

The motion carried unanimously.

h. Inspector of Election Proposals

The Board of Directors reviewed proposals from three firms.

Motion: Raznick  
Second: Brien

Resolved: The Board of Directors approves the proposal as presented by Accurate Voting Services to conduct the 2022 Annual Meeting and Special Election Meetings.

The motion carried unanimously.

i. Spring Valley Arena Project

The Board of Directors reviewed the preliminary project plan.

Motion: Moses

Second: Raznick

Resolved: The Board of Directors approves a not to exceed spending limit of \$30,000.00 for designer services in relation to the Spring Valley Arena reconstruction project.

The motion carried unanimously.

j. Filming Rules

Item was tabled, no action was taken.

k. Director Topics

No items were presented.

l. Homeowner Correspondence

Correspondence received from homeowners was reviewed and filed.

8. Report on Executive Session:

The Board of Directors met in Executive Session immediately prior to and after this meeting to review third-party contracts, update on collection items, enforcement of violations, personnel matters, and legal and litigation matters.

9. Adjournment: **Motion made to adjourn at 8:46 PM with no objections.**

Minutes taken and transcribed by Tracie Blankenship.

Approved:

  
Board Secretary or President

  
Date