

Hidden Springs Annual POA Board Meeting

10/08/2022 Annual Meeting Agenda

4 PM- 5PM

Hidden Springs Park – Pavilion

Not certified until next meeting.

1. Welcome, Introductions, and Call to Order, Toby Hatton, Secretary HSPOA Board Representative. The board introduced themselves. Teri, Don, Toby
2. Deputy Martinez, Bell County Sheriff's Department, was introduced to the meeting attendees. The Deputy asked for any issues related to their jurisdiction.
 - a. The Speed Limit was brought up. It is felt that the speed limit may need to be adjusted due to the increased number of residents and traffic in the area. *Action Item: The HSPOA board will submit a request to the County Commissioner Court to have the current speed re-evaluated. The HSPOA will follow-up with the Sherriff's dept related to any further concerns around speeding or unsafe driving.*
 - b. Under age driving in the neighborhood was brought up as, during the meeting the Deputy observed an obviously underage child driving a sport side by side on the road. The board was asked to please let residents know that no one under the age of 13, even with an adult present next to them in the vehicle, is allowed to drive off private property – including road right of ways (ditches). He also asked that we remind residents that, only those adolescents that are aged 16 and up – with a license, are allowed to drive any vehicle alone off of private property. *Action Item: The Secretary will post to the Website and put a link on Facebook to the announcement.*
 - c. It was asked that the lot on E Creekview and Mission Trail be evaluated for potential clearing of the right of way to better improve the views down the road for those vehicles turning out. *Action Item: The HSPOA will evaluate if the current owner needs to be contacted to clear up so under brush or growth, or if just clearing the Right of Way is sufficient.*
 - d. Break-ins that had recently occurred were brought up and all were advised that they are still under investigation. *Action Item: The Hidden Springs neighborhood was asked to please report any suspicious activity to the Bell County Sherriff's Department. The phone number is found on the website.*
3. Review and Approval of 10/09/21 Board meeting minutes (Toby Hatton, Secretary). The minutes were presented and approved with no objections or questions. *Action Item: add the minutes to the HSPOA website.*
4. Review of the 2020 minutes, which were now available electronically, were also made available to those present. *Action Item: Add to the HSPOA website.*
5. HSPOA entry lighting. It was shared what is currently being done to fix the ongoing issues associated with the electric infrastructure at the entry – including the mailboxes and the fountain. It was shared that part of the electrical work would require a complete replacement and could range around ~\$1,500.00. Those present had no objections to the invoicing of work to make the necessary repairs to fix the lighting issue permanently. *Action Item: HSPOA move*

forward with replacement of necessary repairs to bring the lighting at the entrance up to expectations and safe levels. The current invoice, including work already being done on the mailbox power repairs go forward.

6. HSPOA High Speed Internet to cameras was presented to those present and there were no objections to bringing high speed internet to the camera systems at the mailboxes and pavilion. This will allow the board to upgrade the camera systems to be remotely monitored and shared more easily with law enforcement. *Action Item: The board will go ahead with wiring of internet to the camera systems and upgrade them so that they are able to be remotely monitored.*
7. Financial Report – given by Don Walker, Treasurer. Report was made available in person and by request to hspoatreasurer@gmail.com after the meeting. The Financial Report was given by Don Walker. The financial report, including end of FY 2022 was given verbally, and copies are available upon request to the treasurer via the Hidden Springs Treasurer email, found on the HSPOA website.
 - a. Request from homeowner to file liens on all unpaid dues. Following the rules and bylaws. *Action Item: the HSPOA will follow the rules and bylaws to initiate as appropriate, the lien process for all unpaid fees and dues.*
8. ACC Report – Given by Jim Brown, ACC Chair. Report was made available in person and as request to acchspoa@gmail.com after the meeting. Jim reported out that during that last 12 months they met 13 times last year. During this time there were 44 project requests that were approved, 10 new barns or swimming projects, and multiple misc. requests. The report is available by request to the email listed and on the HSPOA website.
9. Owners Comments -Opened to the floor. In person or by emailing in advance to hiddenspringspoa@gmail.com . No comments were sent in advance to be presented at the meeting.
 - a. There were no comments made by those present or sent in ahead of time.
 - b. Thanks were given by those residents present to the current HSPOA for their work.
10. New Board Members Election and Results, Toby Hatton, Secretary
 - a. Two (2) Board Positions will be open for election – Bryan Clemons, George McKirahan
 - i. Candidates at time of agenda:
 1. Steve Malace
 - b. Two (2) ACC Positions will be open for election – Gary Young, Tom Bailey
 - i. Candidates at time of agenda:
 1. Tom Beach
 2. Tom Bailey
 3. Gary Young
 - c. Results: the ballots were counted and observed by the three board members present and two members of the community from the audience. The counts were all validated and the following results of the election were presented. All elected positions start a three-year term. There were three Write-ins, only two were present to agree to being written in. The two write-ins were then asked if they were still willing to join the HSPOA board and both agreed. The two discussed the time constraints and agreed that Leah Blackburn would go forth after the other write-in withdrew their name from the running. The vote tally was of enough statistical difference (20%) between the two

winner of the ACC and the third-place runner-up to not warrant a recount or revote. These were all validated by the five members counting. Results are as follows:

- i. HSPOA Board
 - 1. Steve Malace
 - 2. Leah Blackburn (Write In)
- ii. ACC
 - 1. Tom Beach
 - 2. Jim Brown

11. Board Member Comments by all present.

- a. Rules and regulations enforcement. Now that there is a full board, the HSPOA will start enforcing the rules and bylaws. There currently exists several violations that have slowly developed over the last couple years; and recently the HSPOA board has received complaints and requests from the Hidden Springs Community Members related to those violations. The topic was opened up to discussion by all, and without dissent there was a request to move forward with a plan to address violations, some of which may have a cost or work to remedy. To that the following plan was discussed and approved. Action Item: The HSPOA board will re-introduce the process by where all new complaints and violations will be put into the existing evaluation form process found in the bylaws. Existing violations will be evaluated and if meeting the rule of violation, the HSPOA will advise the property owner of the violation and what section of the bylaws are violated in an official notification. The homeowner will be given six months to present a written plan to address the violation, then after official review of the plan to address, if approved, the home owner will be given an additional six months to remedy the violation and return to bylaw compliance. Example of existing violation process: violation identified, by either observance or complaint -> the potential violation is evaluated and found to be legitimate -> homeowner is notified of violation and bylaw/rule broken -> homeowner is given a date (six months into the future) to provide a plan to remedy the violation -> once the plan is reviewed and approved the homeowner is given a date by which to remedy the violation (additional six months into the future).

The board asked those HSPOA members present to give feedback and thoughts. It was felt, without dissent, that considering all aspects, this is the best method to allow violations to be corrected.

12. Call to Closure of Meeting the meeting was called