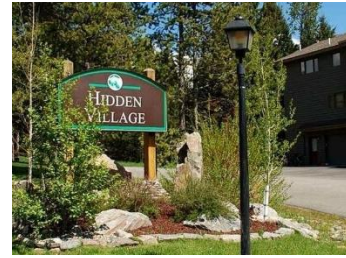


# Hidden Village HOA

January 2023



## Letter from HOA Chair

Happy Winter!

This has been one of the best opening seasons for snow that I have seen in my twelve years here at Big Sky. The skiing has been great even though our plowing guys might not agree with my enthusiasm for all this snow.

At Hidden Village it has been pretty quiet, which is good. You might have noticed that our speed bumps on the curve are gone. We tried working with the BSOA snowplowing people, but they just didn't seem to be able to remember to lift their blades when they came to that area. Twice they plowed up the speed bumps and so the decision was made to remove them until we can find a better solution. Probably this next fall, we will be placing some type of a permanent solution. We do know that the BSOA will be placing permanent speed bumps on Little Coyote Road this summer and we will see if we can somehow be part of that process to save the Association some money.

The Board of Directors have been looking at a variety of options as it relates to funding our future road re-surfacing project. We have been advised that we will probably have to re-surface our road in about ten-twelve years. We have been reserving for this, but the Board wanted to see if there are any other less expensive funding options available to the Association. We are working with the county's consultant and the other Associations that access our roads to see what is available. As this point, we are still investigating all of our options and will keep you informed on what we decide.

We have also been working with a national contractor regarding our pool revitalization project. We are making progress and the cost has become much more reasonable than what we were first quoted. This project will take roughly 2 1/2 months to complete and most of it will need to be done during warm weather so that all the materials can cohere to each other. With that said, we are probably looking at the pool being closed for a good part of the summer. If the weather cooperates, we may be able to start earlier in spring and thus be able to open the pool area earlier. We will keep you posted on the details as we continue to work out the specific details with the contractor, but we wanted you to be aware of the potential timeline and timeframe.

Gary Peterson  
Chairperson  
Hidden Village Owners Association

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## Board Report

During this winter season, the Board has been working with the Communications Committee to identify and implement ways to more effectively communicate with the owners of Hidden Village. Also, there has been emphasis on strategizing and researching solutions for future projects in the complex.

The Communications Committee is working diligently to prepare and publish noteworthy information to our owners on a real time basis as much as possible. Owners can expect to see a quarterly newsletter and will also receive email notifications when updates and blogs are added to the website [bigskyhvoa.com](http://bigskyhvoa.com). If you have not logged on to the website, please do so at your convenience.

The Board met in December to discuss future road maintenance and the benefits and drawbacks of pursuing an RID agreement with the county. This process is addressed in the President's letter included in this newsletter.

In February, the Board will commence preparing for two large projects. On February 1<sup>st</sup> the Board plans to meet and begin strategizing approaches to the major project of siding improvements within the complex. On February 10<sup>th</sup> the Board will meet to discuss the pool/rec area maintenance and improvements.

Board Meeting minutes are being published on the website [bigskyhvoa.com](http://bigskyhvoa.com) as soon as they are approved by the Board.

Any newsworthy information that comes from these meetings will be communicated to the owners directly by email.

Owners' engagement is welcomed by the Board. Please feel free to reach out to any board member or contact Maria at Hammond Properties with any questions you might have.



## HOA Committees

Running any HOA takes hard work, Hidden Village has many involved owners who are helping to keep things moving.

Bylaws committee:

- Review and update HOA legal documents as needed
- Chair, Christl Gump

Communications Committee:

- Provide effective updates to HOA members
- Chair: Erica Oglevie

Parking committee

- Involved in managing/enforcing parking rules and regulations.
- Chair: Gary Peterson

Landscape committee

- Involved in managing/authorizing all activities related to our complex landscaping issues/initiatives.
- Chair: Dave Madden and Co-Chair TBD

Rental committee

- Explore the impact of both short and long term renters on our community
- Chair: Maude Glore

Siding and Pool Projects:

- Responsible for the long-term siding project and revitalization of the pool and pool area.
- Chair: TBD



## Background information about Proposed Amendment to HOA Declarations

At the January 13, 2020 board of directors meeting our board was informed by Hidden Village (HV) HOA attorney Alanah Griffith that she had concerns that portions of the HV HOA bylaws were not legally enforceable. Thereafter, the board charged the bylaws committee to review the existing bylaws and declarations and compare them to the newly presented bylaws and declarations prepared by attorney Griffith. The Bylaw Committee reviewed the documents and requested that the Board allow them to seek a second legal opinion.

After obtaining board approval, an attorney in Missoula specializing in real estate and HOA law was hired to review the Hidden Village documents. His opinion is that the existing documents are sufficient and enforceable. He said the current documents had been updated after Fannie Mae and Freddie Mac (large purchasers of mortgages) made changes to the regulations for condo underwriting for qualified loans and many other Montana HOAs updated at the same time for the same reason.

In the course of a conversation with the bylaw committee, the Missoula attorney stated that while Montana state law mandates 75% approval of owners to amend HOA bylaws, there is no such percentage requirement for amending declarations. He pointed out that our HOA declarations currently state that a 75% vote is required to amend our declarations. He is currently helping other HOAs to decrease the percentage required to amend declarations because other HOAs are experiencing the same thing as the HV HOA - declining participation in regular and annual meetings.

The new attorney recommended to the HV HOA board that we should consider reducing the voting percentage of approval by owners required to make a change to our declarations. The Board discussed various options of majority vote to amend declarations including 66%, 60% and 51% approval. At the Board's request the attorney drafted the amendment to read 66% of ownership approval to amend our declarations.

At this time the Board does not foresee any amendments to change other parts of the declaration. This initiative to change the voting approval percentage is simply a response to reduced engagement of owners in the business of the HOA, and a recommendation by an HOA specialist attorney.

We will be having another town hall meeting in the near future to discuss this topic. More information will be forthcoming as to the date and time.



## How Do Proxies Work?

Proxy voting is a form of voting whereby a member of a decision-making body (our HOA) may delegate their voting power to a representative, to enable a vote in absence. All HOA owners are asked to send in their proxy prior to an association vote, so that we can reach the required % of votes which are outlined in our Declarations. Owners can either assign their proxy to another HOA member or to the Board. Those who mail in a proxy can attend the meeting and override their proxy by voting in person.

## Check out the Hidden Village Website

It is necessary to register to view owner restricted material. There may be a brief delay while your registration is processed.

[www.bigskyhvoa.com](http://www.bigskyhvoa.com)

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