

## ***September 2023 Notes from Annual***

### ***Meeting: Hidden Village***

## **HOA**



## **Letter from HOA Chair**

### **Roof shoveling, cold roofs and rumors:**

Our cold roofs are working successfully. This fact is proven by the amount of snow accumulation we had last season and the huge roof shoveling bill. With most units, 24-36 inches is the average snow depth/weight limit allowed as recommended by the engineering study completed by the HOA several years ago. With the Feb. storm dumping another 24 inches, our roofs were averaging about 48 inches of snow. For the protection of everyone, we had to clear that snow off our roofs.

In the past, with our old roofs, we would have not seen this much snow accumulation because the snowpack on the roof would have been reduced due to melting from heat escaping through the old roofs well as many rounds of roof shoveling for ice dams. This past season we saw very few if any ice dams.

I was informed about a rumor related to our cold roofs failing. This rumor is untrue and I want to thank the owner who brought this rumor to our attention. Yes, we did have some units experience doors sticking due to snow load, but we dealt with those by reducing that load. To our knowledge, we only had one unit (and the next unit attached to that unit) experience some water damage but that was not due to the cold roof failing but a ventilation issues. This lack of ventilation caused condensation on the inside of the roof which was the cause for the water damage.

Rumors are a distraction to everyone. Please feel free to contact Hammond or a Board member to obtain the correct facts before making statements that are just not correct.

**Insurance and deck railing issue:**

Luckily, Hidden Village has a great insurance policy. Many Associations in Big Sky have lost their policies due to forest fire concerns and/or high short-term rental percentages. We have received acknowledgement that our policy will be renewed for this coming year, but we have been informed that our carrier is concerned about our deck railings. The State code requires no more than a 4 inches gap between individual railing slats. The State and our insurance carrier are concerned about children pushing their heads in-between railing slats and getting injured. Our carrier wants us to get our deck railings up to code because of liability issues. We are working with our local agency to develop a plan of action and find a contractor who could or would be willing to do this project.

**Speed ramp:**

The Board continues to look at our options as it related to the curve at the bottom of Sunburst. The speed bumps did their job last summer, but the BSOA snow plowing guy forgot to lift his blade when plowing this section of the road which knocked the bumps loose. Remember Pines I and Upper Pines are BOSA members and the BOSA plows their lot and also plows our part of Sunburst that allows the BSOA plow to get to the Pines I lot.

We are now looking at building or using a pre-made speed hump/table. Tables are not as obtrusive and snow plows will not destroy them or pull them up. We are exploring design options which will be safely installed not to impede emergency vehicles and snowplows.

**Gutter cleaning:**

Some owners have been asking why we are experiencing such an increase in cost as it relates to cleaning gutters. Before the roofing project, any gutters on our campus were installed by the individual unit owner. With the cold roof project, the previous board decided (with the approval of an owners vote at a Board meeting) that with the new roofs, every unit should have gutters. With that decision, we went from some units with gutters to everyone having gutters. Thus, we now must clean 141 units with gutters. We do not want owners to climb 30 foot ladders to clean their gutters or hire someone to do the cleaning because this could cause other liability issues for the owner and the Association.

**Board Member retiring**

At this time, I want to take this opportunity to thank Maude Glore for her years of service as a member of this Board. Maude was a valuable asset to me when I was appointed into the chairperson position and her support and insight was critical in helping me in performing my responsibilities as your Chairperson. Maude, we thank you for your service to this Association.

Sincerely,

Gary Peterson, Chairperson  
Hidden Village Owners Association

## Welcome new Board Member Matt Tracy

---

After visiting Big Sky for several years, Matt and his wife Emily purchased their condo in the Summer of 2019 and have lived here since Spring 2020 with their two cats, Gallatin and Madison. A retired Naval Officer, he presently works as a defense contractor. When Matt and Emily are not in Big Sky during the shoulder season they are in Alexandria, Virginia. Over the past several years Matt has loved getting to know the town of Big Sky and the community of Hidden Village. In his free time, he enjoys, skiing, hiking and is an avid writer.

Erica Oglevie was also re-elected for her term on the Board. Check out all Board bios on our website.

Erica Oglevie was also elected to renew her term. Check out our website for all Board Member bios.

The Budget for next year was reviewed and unanimously approved. This budget is a net increase of 10% over last year, mainly due to increased insurance fees, increases forecast for roof shoveling and gutter cleaning. As previously reported, HOA dues will increase 10% as of October 1<sup>st</sup>, 2023.

## Welcome new Board Member Matt Tracy

---

After visiting Big Sky for several years, Matt and his wife Emily purchased their condo in the Summer of 2019 and have lived here since Spring 2020 with their two cats, Gallatin and Madison. A retired Naval Officer, he presently works as a defense contractor. When Matt and Emily are not in Big Sky during the shoulder season they are in Alexandria, Virginia. Over the past several years Matt has loved getting to know the town of Big Sky and the community of Hidden Village. In his free time, he enjoys, skiing, hiking and is an avid writer.

Erica Oglevie was also re-elected for her term on the Board. Check out all Board bios on our website.

## Pool Revitalization



Work is progressing but is behind due to lack of workers and cement supply issues.

Many unexpected challenges were uncovered during demolition which has also slowed things down. It looks like the hot tub and sauna WILL be open by Thanksgiving. Completion of the pool and decking will occur in spring with intent to open the pool by Memorial Day.

## What is the role of the HOA Board??

A condominium association is composed of all owners of units in the community. The owners elect from among themselves a board to oversee the day-to-day business of the association and enforce the community covenants, bylaws and restrictions. In this regard, **the board must protect the interests of the association, especially financial, maintain common structures and areas and enhance the owners' enjoyment of unit ownership.**

In order to accomplish these objectives, the board must manage the budget, effectively communicate with owners and conduct productive board and association meetings. In all of the activities the board must maintain forward thinking strategy and planning to assure continuing financial soundness and that the physical plant has timely maintenance and upkeep. The board must also enforce association covenants, bylaws and restrictions in an objective and consistent manner which instills confidence in the orderly operation of the association.

In carrying out its duties, the board members individually and collectively have a fiduciary duty to all association members and must act in good faith and in the best interests of the members, exercising due care and diligence on behalf of the association.

### HOA Committee Members

<b>GOVERNING DOCUMENTS</b>	Christl Gump, Rob Oglevie, Emily Tracy, Gary Peterson, Maude Glore
<b>LANDSCAPE</b>	Emily Pallo, Willy Allen, Jeff Cadry, Dave Madden, Erica Oglevie, ex officio Derek Weinrich
<b>COMMUNICATIONS</b>	Laura Seyfang, Daniel Sumner, Matt Tracy, Sherry Lucas, Erica Oglevie
<b>PARKING</b>	Gary Peterson, Matt

**YOU can be part of the process!**

# Join a committee

Let Maria know of your interest at [mlocker@hpmmontana.com](mailto:mlocker@hpmmontana.com)

**Check out the Hidden Village Website** <http://www.bigskyhvoa.com>

It is necessary to register to view owner restricted material.

There may be a brief delay while your registration is processed