

HIDDEN VALLEY VILLAGE
Minutes of Board of Directors Meeting
At Residence of: Ken Stickles, 4446 Gettysburg St., Chino, CA 91710
April 18, 2012

General Business

1. The meeting was called to order by called to order by Vice President, Greg Sacks at 7:35 PM

2. In attendance: Board Members: Stephanie Bethurum, Greg Sacks, Ken Stickles, Greg Stone, Ruthie Wheeler
 From Hidden Valley Common Area Room via Conference Phone:
 Management: Curt and Karen House, Matt Zubiata, Jessica Martinez, Steve Black

Absent: Board Members: Karl Wiest, Hal Morris

3. Approval of Minutes
 Motion Greg Sacks
 To approve the minutes from the Feb. 8, 2012 board meeting
 Second: Greg Stone
 PASSED: Unanimous

Announcements

- 1) Notes from Executive Session:
 - A. Discussed units in arrears: 28, 111, 9, 42, 131
 - B. Units 28, 9 Have been sent to SLS for collection
 - C. Unit 42 will be sent to ALS for collection
 - D. Treasurer Ken Stickles will communicate with the owners of units 111 and 131.

Presidents Report

- 1) Unit #105 window replacements: Window in unit 105 had failed. The owners solicited bids and accepted the lowest bid.
 Motion Wheeler
 HVV Homeowners association will pay half the cost of the low bid for the replacement of the window.
 SECOND: Greg Stone
 Passed: Unanimous

Treasurers Report

1.

Monthly Report	
<u>As of 31 December there was:</u>	
Operating Fund	(\$2,050)
Contingency Fund	\$34,753
Replacement Fund	\$374,550
Rehab Fund	(\$36,130)

100% of the year is gone & 97.8% of the budget is spent

6	Owners are in arrears for a total of	\$11,463.34
10	Owners paid in advance for a total of	(\$6,691.45)

Owners in Arrears. Action to be Taken

A. Unit #42

As of April 18 owners are in arrears in the amount of \$2,510.37.

Motion Greg Sacks

If payment by the owner of unit 42 is not received by April 30, 2012 The Hidden Valley Board Treasurer, Ken Stickles is directed to have ALS proceed with the collection/lien process for Hidden Valley unit 42

Second: Greg Stone

PASSED: unanimous

Homeowners Forum

- 1) Ruth Wheeler presented a suggestion that the board develop a “brainstorming ideas” list targeted at ways to make money for the association and ways to save money for the association. Note: Brainstorming ideas are not complete plans. They are simply ideas that, however farfetched, might prove fruitful if sufficient energy and care is taken to try to implement them. Any idea has value at the “brainstorming” stage.

Property Management Reports

- 1) The Board had no questions regarding the management reports for Jan, Feb. and March. The reports were well written (see below)
- 2) Property Management project/item updates & related property matters not already addressed in the written report from MRB.
 - A. Complex Truck hit-and-run. Meeting held on 2-13-12: Problem resolved. We got the \$1,000 deductible back)
 - B. Dog poopie bag dispensers: (cont. from 2-8-12)
Motion Ruthie Wheeler
Purchase 3 dog poop bag dispensers to be located at the upper pool area, the sharp corner, and the office area
Second: Greg Stone
Passed Unanimous
 - C. Unit #40 trim invoicing.
The association is clear about the fact that owners who replace windows/doors are responsible for half the total cost including exterior trim repair and painting.
Motion Ken Stickles: Re-bill the owners of unit 40 for half the cost of the trim painting.
Second: Greg Stone
Passed: unanimous

Interim Rules and Regulations

- 1) Proposal to adopt two dog interim policy (cont. 2/8/12).
Tabled to June Meeting.

Special Business – walkways, entry decks and balcony issues:

- a. Building H for 2011
 - i) Status of powder coating of handrails on entry deck stairs. To be done this summer
 - ii) Final inspection done
- b. Building B for 2011
 - i) Status of powder coating of entry deck and walkway handrails. To be done this summer
 - ii) Final inspection done
- c. Building H/I shared walkway for 2011
 - i) Status of powder coating of handrails on entry deck stairs. To be done this summer
 - ii) Final inspection done
- d. Lighting for walkways
 - i) Status of Building C walkway project. Karen will email Jason Hatters bid and contact information to the board.
- e. Building K West walkway and entry deck for 2012
 - i) Status of drawings: Sent to building dept, but not yet approved
 - ii) Construction Schedule: Boyd Sheplar submitted the following

Building “A” Balconies
May 14th – June 22nd

Building “A” Storage, Walkway, Stairs
May 14th – June 15th

Building “A” Entry, Stairs
June 14th - July 20th

Building “K” Entry
July 23rd – August 24th

Building “K” Walkway Stairs
August 13th – September 21st

Motion Greg Stone Approve the schedule of construction.

Greg Sacks:

Passed: unanimous

Site clean-up and building pick-up
September 24th – October 1st

The above schedule is a timing estimation and does not take into consideration weather delays,

Unforeseen building changes, or material delays

Motion Greg Stone: Approve the schedule of construction

Second: Greg Sacks

Passed: Unanimous

iii) Bid for project: \$92,000
2) Ken Stickles: Approve bid for building K walkway
Passed: 4-0-1: For: Greg Sacks, Stephanie Bethurm, Greg Stone, Ken Stickles Abstain: Ruth Wheeler

i) Trim repaint bid-\$7000
Motion Ruth Wheeler Not repaint the trim on building K
Second Ken Stickles
Passed: Unanimous

f. Building A for 2012

i) East Entry Deck and Walkway. Status of drawings: Submitted to town, waiting for approval. Bid is \$46,000

Motion Ken Stickles Approve bid of \$46,000 to be taken out of the Replacement fund
Second: Greg Stone
Passed Unanimous

ii) Balconies replaced: Bid amount is \$58,000

Motion Ken Stickles approve bid of \$58,000 to be taken out of Rehab fund
Second: Ruthie Wheeler
Passed unanimous

iii) Building Painting bid: \$14,880

*Motion*Greg Stone: approve bid of \$14,880 to be taken out of Rehab fund
Second: Greg Sacks
Passed: Unanimous

iv) New utility box cabinet.

Motion Greg Stone: approve bid of \$1,000 for the utility cabinet
Second: Ken Stickles
Passed: Unanimous

g. Stairs

i) Install stair tread spacers for Building C Walkway (defer until budget allows).

ii) Powder coat poorly painted stair treads, Building J East (defer until budget allows).

iii) State of newly installed powder coated stair treads (defer until budget allows).

Install steel handrails Building J entry decks both sides (defer until budget

Old Business

1) Building Signage: Tabled to a future meeting

2) Safety barrier in front of buildings F and E: Project to be deferred until the driveway rehab.

New Business

None

Announcement of next board meeting

Next regular Board of Directors meeting will be:

DATE: June 23, 2012

TIME: 10:00 PM

PLACE: Hidden Valley Common area room
Bar-B-Que to follow at 4:00

Motion Ken Stickle

To adjourn the April 18, 2012 Hidden Valley Board meeting

Second: Greg Stone

PASSED: unanimous

Meeting adjourned at 9:09 PM by Vice President Ken Stickle

Respectfully Submitted,

Ruth E. Wheeler

April 18, 2012