

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Annual Owners Meeting
Saturday, November 9, 2013 3:00PM
Shilo Inn, Mammoth Lakes, CA
MINUTES

1. Welcome to Owners
 - A) Call to order: 3:12PM by Karen Shorr
 - B) Introduction of Board of Directors and Management Team:
Board Members Present: Karen Shorr, Ruthie Wheeler, Ken Stickles, Greg Stone, Management Present: Steve Black, Matt Zubiata, Jessica Martinez
 - C) Owners Introduction: Owners present introduced themselves and identified their unit number.
 - D) Announcements
 - 1) Quorum Requirements: 47 Ballots were sent in, the quorum was satisfied.
 - 2) Election Committee introduction: Susan Kirkgard and Jan Przebieda volunteered to serve as the election committee and count ballots.

2. Announcements
 - A) No Parking Zones: Keep the snow removal areas clear.
 - B) Recycling on-site: Bins are located at the bend of the driveway. All are encouraged to recycle.
 - C) Dog Waste Bag Stations: Located throughout the complex. The addition has helped with the removal of dog waste on the complex grounds.

3. Review of the Year
 - A) Major Accomplishments at Hidden Valley Village
 - 1) Powder coating of remaining handrails and steps
 - 2) Roofs at Buildings A, B and C
 - 3) Lower Spa Building & Office Drawings approved by City
 - 4) New Entry Sign

4. The Coming Year and Beyond
 - A) Major Upcoming Projects at Hidden Valley Village in 2014 (tentative)
 - 1) Lower Spa Building & Office Refurbish
 - 2) Upper Pool house Building Refurbish (incl. upper sauna refurbish, painting, etc.)
 - B) Major Upcoming Projects/Wish List at Hidden Valley Village for 2014 & Beyond (tentative)
 - 1) New Building ID Signage
 - 2) Outdoor Building Lighting
 - 3) Lower Driveway Replacement, Tennis Court Removal (2014)
 - 4) Upper Driveway Replacement (2015)
 - C) Items of Note
 - 1) CC&R and Bylaws update: The HOA will solicit legal advice and have the bylaws updated in 2014.
 - 2) Website Update and ongoing maintenance: A web master is needed the board is seeking a volunteer.

5. Treasurers Report and Financial Review
 - A) Annual Financial Report from the Treasurer:

Monthly Report		
<u>As of 31 October there was:</u>		
Operating Fund		\$88,323
Contingency Fund		\$33,133
Replacement Fund		\$320,741
Rehab Fund		
83.3% of the year is gone & 63.2% of the budget is spent		
6	Owners are in arrears for a total of	\$30,345.76
18	Owners paid in advance for a total of	(\$8,817.40)

B) Delinquencies:

(Unit A) – current balance of \$11,434.69 in HOA fees, + \$1,123.50 in attorney’s fees and 574.75 in related costs for a total of \$13,132.94 plus approx. \$600 for proof of claim filing. For an approx. total of \$13,732.94.

Recovering most of this expense is likely

(Unit B) – Current balance of \$18,301. The HOA has acquired title to this unit through a non-judicial foreclosure. The HOA will make minimal repairs to the unit and attempt to rent it on a monthly basis to prevent further cost due to uncollected monthly HOA fees and defray the existing outstanding debt on the property.

C) 2013 Budget Review & Monthly Assessment for 2014: Monthly HOA dues will be \$420 for the 2014 year.

D) Reading of resolution: The required yearly statement was read and moved by Karen Shorr, Second by Ken Stickle and passed unanimously.

6. Homeowners Forum / Open Floor

Comments by Karen Shorr:

- a. Plumbing Claims should always be presented to the HOA prior to contacting the associations insurance carrier.
- b. Sudden Link information: If you have a flat screen you will have to reprogram your TV on Dec. 3. If help is needed management is available.
HOA would like sudden link to provide written information on what is included in the association basic package as well as what options are available at extra cost. Management will try to get information regarding the possibility of Bulk internet purchases.
- c. Yearly heater service and cleaning in all units: MRB will clean all main heaters in the complex. If unit owners would like their additional heaters cleaned for a cost of \$25 they should contact Jessica via email or phone ASAP.

Comments by Mike Tikunoff Unit 21:

- a. The town will be requiring new upgrades to fireplaces and chimneys. The board will need to look into what the common area obligation regarding this will be.

Miscellaneous Comments:

- a. Some screws in the Trex decking need to be tightened and some areas are stained.

- b. The down slope in the deck near buildings H & I is very slippery. Management will look into getting mats to minimize the slippery surface during the winter.
 - c. There is some concern about the possibility of Sam's Wood being sold to a developer who intends to build a Casino there.
7. Election
- A) Results of the Board Elections were announced. Newly elected board members are:
 - Ken Stickle
 - Greg Stone
 - Kim Walters
 - Ruth Wheeler
8. Closing Announcements: The date of the next HVV Board meeting will be; Wed. Jan 22, 2014. Location TBD.
9. Meeting Adjourned at 5:45 PM.