

HIDDEN VALLEY VILLAGE NEWS

January 2015

The Hidden Valley Village Website -- <http://HVVcondos.com>

ANNUAL OWNERS MEETING

The annual Homeowner's meeting was held November 15, 2014 in Mammoth Lakes. The Owners Association Board of Directors meeting had occurred earlier that day. In addition to all Board of Directors members being present, the following also attended: Greg Wheeler [U#131], Steve & Norma Latshaw [U#26], Mike & Leslie Murphy [U#3], Jeff Risse [U#8], David Natali [U#1], Diane Cole [U#4], Troy & Anna Gromis [U#112].

There was an election to fill Board of Director vacancies. Tony Cole was the only name appearing on the written ballot. David Natali [Unit 1] was nominated at the meeting. Votes were counted and both Tony & David were elected to the BOD. Subsequently, Steve Latshaw [Unit 26] volunteered to serve. The BOD is expected to appoint Steve to fill the remaining vacant position at the next Board meeting.

General Announcements:

- Snow season "NO PARKING" signs in snow removal & snow storage zones have been posted.
- On-site recycling. Please use the marked recycle bins located next to the dumpster by Bldg. D where the driveway curves left toward the Office. Please don't leave recyclables on the ground next to the dumpsters. Please remind your guests and tenants.
- Rules for Dogs. Please remember that dogs are to be on leash when outside of the units and to pick up the dogs' droppings and disposed of properly. If there are problems with excessive barking, please try to politely resolve it with the dog owner. Often courtesy prevails. If the issue continues, notify HVV management so that a record can be maintained.

Review of 2014 Major Accomplishments

1. Completion of Driveway Entry Sign
2. Website overhaul by Penn Digital
3. Upper Spa & Pool Building Interior & Exterior Refurbished
4. Manager Building Office & Lower Spa/Laundry/Jacuzzi Building Interior & Exterior Refurbished
5. Preparation of New Governing Documents
6. Collection of Unit 111 Delinquent Assessments. The back dues of over \$11,000 have been paid in full thanks to the diligent work of Ken Stickles.
7. Building, Walkway & Stair Repainting.

2015 and Beyond

1. Adoption of New Governing Documents, as discussed in 11/14 HVV News Letter. Planned distribution of proposed documents in February. Detailed information available in the Annual Owners Meeting Draft Minutes posted at the HVV website. After review, owners will be asked to approve and return votes to property services office. Owners will be asked to authorize the use of email for official HVVOA communications. It is faster, more efficient, and save the Owners Association money.
2. Professional Reserve Study: Required by state law, necessary for prudent future spending estimates. Expected completion, spring 2015
3. Completion of Landscaping and Irrigation at lower Office/Spa perimeter, as funds permit.

Major Upcoming Projects/"Wish List" at Hidden Valley Village in 2015/2016 (tentative)

1. Lower Buildings (Phase II) Plumbing Re-piping Replacement
2. Upper pool deck and fence replacement
3. Driveway Replacement, Tennis Court Removal

Treasurers Report and Financial Review

Annual Financial Report presented by HVVOA Treasurer Kim Walters. 2015 Budget Presentation: Dues will increase by \$30/month. Detailed information regarding the necessity of the increase available in the Annual Owners Meeting Draft Minutes posted at the HVV website.

Items of Note

1. No Bulk Rate Internet Service added to existing Cable TV Service due to low owner response
2. Purchase of new computer for Manager's Office
3. Town of Mammoth Lakes Wood Stove Replacement and Water Efficient Toilet Rebate Programs: These are available through the town of Mammoth Lakes. Owners interested in taking advantage of these programs should contact the Township Administrator.
<http://www.townofmammothlakes.ca.gov/index.aspx?nid=414>
4. Potential Litigation by Unit 102

Prior to the meeting conclusion, the BOD expressed gratitude to the HVV management team of Steve Black, Matt Zubiante, Jessica Martinez, and Ryan Nash. The meeting concluded at 6:15PM

CONTACT THE OFFICE

Owners are reminded to notify the Managers of their arrivals & departures, as well as that of any guests. Please provide the guest's name and a contact phone number in case the office needs to contact the persons occupying your unit. It is advisable to confirm telephone contact with a follow-up email to the Managers. This courtesy is requested for owner's security; so that the Managers know which units are supposed to be occupied.

The 2014 Annual Owners Meeting concluded the Board service of Directors Karen Shorr and Greg Sacks. For the record it is noted that all HVV owners are indebted to both Karen and Greg for the hundreds of hours they have donated over their years as Directors for the betterment of Hidden Valley Village. Thank you, Karen! Thank you, Greg!

With hope that you were able to observe the year-end holiday season—whichever ones you celebrate or ignore--with happy contentment, and the opportunity to visit and enjoy our HVV mountain home away from home. As of this mid-December writing, there's even an encouraging bit of snow--remember that stuff-- around with the promise of more to come.

PS: Pardon this personal pitch from the author [Tony]. Although this is probably arriving a bit on the late on the holiday remembrance "radar," please remember our HVV resident managers, Matt, Jessica, & Ryan with a holiday greeting and perhaps a token of appreciation for their dedicated and consistent work throughout the year. They are the owners' "eyes & ears" when we aren't able to enjoy HVV in person. Thank you for your consideration.