

HIDDEN VALLEY VILLAGE NEWS

September 2015

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

OFFICIAL NOTICE

THE DATE FOR THE ANNUAL OWNERS MEETING HAS BEEN CHANGED TO
SATURDAY, NOVEMBER 7, 2015 AT 3PM, SHILO INN, MAMMOTH LAKES.
PLEASE MARK YOUR CALENDAR AND MAKE PLANS TO ATTEND.

Here are highlights from the HVVOA Board of Directors meeting of 16 September 2015.

In Memory of Ryan Nash, former HVV Assistant Manager. the Board voted a contribution of \$500. to a fund for special needs of Ryan's daughters, Kaitlyn and Presley. The fund will be managed by Ryan's siblings and his mother. Some HVV owners have asked for information regarding memorial donations in Ryan's memory. If so inclined, please mail any contributions by check payable to Jonathan Nash, Alpine Paint, 89 Laurel Mountain Rd, Mammoth Lakes, CA 93546; please note in the memo line that it's a memorial gift for the benefit of Kaitlyn & Presley Nash.

Following Ryan's death, Managers Matt Zubiato & Jessica Martinez worked with minimal off time covering Ryan's shifts. They were unable to take days off together because at least one person needed to remain on duty. The Board appreciates very much Jess and Matt maintaining HVV, especially during the busy months of July and August and while the lower parking lot project was underway, while dealing with their personal grief. The Board voted a one-time appreciation of \$500. to be shared between them.

The Board accepted satisfactory completion of the **lower parking area rehab project**.

MRB, our management company, has hired **Jeff Fulton as the new resident assistant manager**. Please introduce yourselves to Jeff when you encounter him around the complex.

A rehab of the Assistant Manager's residence was required, as nothing had been done to it in many years and in order to make a very small living space attractive to a new Assistant Manager. The Board authorized patching, re-painting, new carpet, additional lighting & electrical, new window blinds, new stove, microwave oven, and dishwasher.

The Board **approved a contract to replace the pool deck**, bench seats, and repair the fence as required. Now that autumn has arrived, the pool is no longer heated and spa usage is minimal, this is an ideal time to complete this overdue project. There will be some restricted access to the area during construction. Work is expected to begin within the next few weeks.

Work has begun on the Board authorized **repainting of Buildings C,J, & F**.

CONTINUED ON REVERSE SIDE

Proposed New Governing Documents

As of this time, for reasons unknown to the Board, ballots have not been received from the following Units: 3,7,9,10,13,14, 15, 23, 24, 27, 28, 37, 48, 101, 104, 106, 109, 114, 115, 119, 125, 130, 132. We will be sending replacement ballots to each. Votes will be counted at the Owners meeting in November 2015. So that all owners have the opportunity to participate, please return the ballot at your soonest opportunity. Your cooperation is requested and appreciated.

Recall that this task was undertaken in response to a variety of state mandated changes and requirements concerning condominium owner associations and as recommended by the HVVOA attorney & CPA.

Every owner will be more secure in their investment in HVV with coordinated, comprehensive governing documents. Lender requirements for current, comprehensive Articles of Incorporation, CC&R, and By-Laws for re-financing or purchases will be readily satisfied.

Are you tired of my continued requesting, pleading, begging, whining, cajoling, for you to return your ballot? Me too, I assure you; not nearly as weary of it as I am ...

Pool & spa wet area mats

The Board ordered mats to minimize chances of slipping at various locations around the pool & spa bathrooms & changing areas have been received and installed.

REMINDER: NOTIFY 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. Reservation services typically notify the Managers of the arrival of incoming guests.

This courtesy is requested for owner's security; so that the Managers know which units are supposed to be occupied.

Remember for additional details please read the Board Meeting Minutes, draft & approved, which are posted on the HVV website.

Tony Cole, President,
Board of Directors
Hidden Valley Village Owners Association