

HIDDEN VALLEY VILLAGE NEWS

November 2016

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

The Annual Owners Meeting was held on November 12th 2016 at the Shilo Inn in Mammoth Lakes. Notes from the meeting are provided below. There were several owners present who were attending their first HVVOA meeting. Your Board of Directors appreciates the presence of all owners who are able to schedule attendance.

A few reminders:

- Please let the managers know in advance, by phone or email, when you or your guests plan to occupy your unit at Hidden Valley.
- Windows replacements need Board approval prior to installation.
- Certifications by owner that any proposed interior modifications are not structural. Any required ML Township Permits must be presented to the Board prior to commencement of work.
- Please keep a snow shovel in your unit for your use and the use of your guests.
- Perhaps due to the later onset this year of colder winter temperatures, BEARS REMAIN ACTIVE AND CONTINUE TO BE SEEN WANDERING THROUGH THE HIDDEN VALLEY complex.

2016 HVVOA Annual Meeting highlights:

Three incumbent Board members; Dave Natali, Steve Latshaw, vice president, & Tony Cole, president were re-elected. Your vote of confidence is appreciated. Each unit owner is entitled to run for Board positions. Please consider standing for Board positions in future elections.

2016 Major Accomplishments

1. Driveway project completion and slurry seal maintenance completed/scheduled.
2. A new off-season pool cover has been purchased. It improves safety, allows snowmelt to pass through into the pool, and keeps leaves, dirt, and pine needles from accumulating in the pool.
3. Landscaping of office planter is completed.
4. Games, & picnic tables, were purchased for the former tennis court; a BBQ will be available there after the winter snow is gone.
5. Dead tree removal at hidden valley: 3 dead trees were removed from the property earlier this year; 9 additional trees are scheduled for removal in the next few weeks.
6. Painting and maintenance: Buildings E, D and the trim on Building G were painted this year.
7. Both upper & lower saunas are the original units from the '80's. The timer has failed on the lower spa; the electrician has inspected both units and stated that they were potential fire hazards. The Board and management are attempting to have them replaced prior to the December 2016 holidays. This will most likely require rewiring from the circuit breakers, new timers and new heating units

Treasurers Report and Financial Review

Treasurer Kim Walters presented the reported the following information from the Oct. Financial Statement. The Yearly Financial Statement will be completed and mailed to owners at year's end.

- Delinquencies: None of note
- The monthly assessment will increase by \$8-\$12 per unit per month based on the tiered dues system (average \$10/month increase per unit) this will cover normal cost increases in the operating budget and help to rebuild the replacement fund.
- Tony Cole read the formal resolution that guarantees that excess funds in the 2016 budget will be rolled over into the 2017 budget. These funds are not taxable.

2017 -- The Coming Year and Beyond

1. Driveway maintenance plan: The entire driveway will be slurry sealed in 2017 and 2018. Subsequently the driveway will be slurry sealed every other year (in even years). This will be an ongoing budget item, similar to the building painting rotation and chimney sweeping.
2. Building exteriors will be painted on a rotational schedule.
3. Tree health at Hidden Valley: In order to respond to the die off of trees around the HVV complex, the Board plans to initiate purchase of one gallon Jeffrey pines in 2017 and plant them in September which is the optimal time for establishment. This will be a years long effort.

As the year-end holidays approach, your Board of Directors hopes that you have had a grateful Thanksgiving Day and that whatever late December holidays you may observe, Christmas, Chanukah, New Year's Eve, a combination of or none at all— may you have a very happy holiday season and a healthy 2017.

Lastly, please remember our HVV resident managers, Matt Zubiato, Jessica Martinez, & Jeff Fulton 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. The mailing address is: Hidden Valley Village Condos, PO Box 9151, Mammoth Lakes, CA 93546.

Sincerely,
Tony Cole, President
Board of Directors, HVVOA