

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Meeting
AGENDA

Date of Meeting: Saturday, November 11, 2017

Time: 12:00 or immediately following Executive Session Board Meeting

Location: Hidden Valley Common area room.

Call in information: (515) 604-9024, Access Code 284183#

1. General
 - a. Call to order by President Tony Cole
 - b. Roll call. Record Board Members, Management, owners and guests present
 - c. Approval of Minutes for September 13, 2017 Board of Directors Meeting
2. Announcements/Orders of the day
3. Treasurers Report
 - a. financial report
 - b. Owners in arrears. Action to be taken
 - c. Warning Notices and Fines: Unit 23
 - d. 2018 Budget
 - e. Bulk Cable pricing/billing for owners who participate in the group program.
4. Standing Committee reports:
 - a. Newsletter: Tony Cole
 - i) Communications from homeowners
 - ii) Items to be covered in next newsletter
 - b. Web Master/communications: Randy Balik
 - i) Progress with new website
 - ii) Content of new website
 - iii) Cost to date of new website
 - iv) HVV property currently unrecoverable from old website
 - v) Ways to encourage homeowner use of the site to make it a community tool
 - c. Operating Rules: Ruth Wheeler
 - i) Information from HOA Attorney on Draft Rules
 - ii) Input from owners on Draft Rules
 - iii) Method of distributing Draft Rules to HOA for review and comment
 - iv) Printing and distribution of rules once they are adopted.
 - v) Cost to date of Rules
 - d. Architectural/Landscape and Grounds Maintenance and Improvements: Ruth Wheeler
 - i) Follow up on structural engineer report on kitchen posts in units.
 - ii) Presentation of sewer line inspections (lateral line scoping). Recommendation for maintenance plan for sewer lines.
 - iii) Roof repairs –
 - iv) Insurance claim follow up
 - v) Interior unit repairs due to 2016-17 snow load damage.
 - vi) Fall planting-trees and manzanita have been planted. Bulbs are an option.
 - vii) Architectural change requests from owners
 - viii) Winter preparations
 - ix) Report on firewood on tennis courts.
 - x) Unit 128 exterior trim unpainted due to remodel last year.
 - xi) Chimney repairs due to 2017 storm damage
 - e. TOML Quality of life Ordinance - complaints of non-compliance and nuisance: Dave Natali
 - i) Mats on exterior stairs for pets in buildings G and H

5. Old Business

- a. Sewer Line maintenance.
- b. Email communications to homeowners
- d. Water usage
- e. Dead trees on adjacent properties removal-follow up
- g. Operating Rules
- h. Property management Contract updates
- i. painting bids for 2018 to complete differed painting projects.
- j. Management fee reductions based on absence of Managers onsite for portions of the summer months.
- k. Suddenlink Bulk Cable Costs.

6. Management Reports

7. Property Management project/item updates & related property matters

- a. Scope of Duties of Managers
- b. Spread Sheet for owner information
- c. Frontier Communications Invoices review
- d. Mountain Plumbing bids for Complex drain maintenance
- e. Interior unit repairs
- f. State of the Complex: Truck mileage, # of rental units, rental occ%. Units for sale or sold

8. Email Motions June-Sept

- a) Oct. 6, 2017; Motion: Tony Cole; Reimbursement to Greg Stone in the amount of \$1,170 for winter storm damage repairs performed by Boyd Sheplar (receipt submitted by Greg Stone) and covered by the insurance claim to unit 39. Second; Kim Walters. Passed; 6-0-1
- b) Oct. 14, 2017; Motion: Randy Balik; spend approximately \$200 on a new domain name and web hosting cost related to the new website. Second; Tony Cole. Passed 6-0-1
- c) Oct 29, 2017; Motion: Ruth Wheeler; purchase a new iPhone including an insurance plan and a life proof case at the most reasonable cost available. Second; Steve Latshaw. Failed 5-1 For: R. Wheeler. Against: Dave Natali, Tony Cole, Kim Walters, Randy Balik, Steve Latshaw
- d) Nov. 2, 2017; Motion: Tony Cole; That HVVOA purchase an iPhone 6 for \$199.99 plus tax, total cost \$215.49 with the prepaid plan. Per AT&T store manager. Hvv keeping the wexisting plan 1G at \$45 per month plus tax; including purchase of waterproof case (following further price research). Second; Second Randy Balik. Passed 7-0

9. New Business

- a. Cell Phone, WiFi and land line services for Hidden Valley
- b. Contracting work with HVV owners/tenants
- c. Payment of Legal fees incurred by individual homeowners

10. Homeowner Forum.

- a. Open floor for homeowner comment – 5 minutes per speaker

11. Announcements:

- a) Next Board Meeting Date: Nov. 11, 2017 4:00PM or immediately following Annual Homeowners meeting.

12. Adjournment