

## HIDDEN VALLEY VILLAGE NEWS

November 2017

**Have you checked our new Hidden Valley Village Website? -- <https://www.hiddenvalleymammoth.com>**

The HVVOA **Annual Owners meeting was held on 11 November 2017** in the Sherwin room at Juniper Spring Lodge. It was noted that November 11 is Veterans Day. I asked if there were any military veterans present; outgoing Board Director Greg Wheeler & former Director Greg Stone were acknowledged with appreciation by owners in attendance.

Board Directors Steve Latshaw, Kim Walters, Ruthie Wheeler, Greg Wheeler, Dave Natali, & Tony Cole attended in person. Randy Balik was absent due to a last minute family obligation. He did attend the Board of Directors [BOD] meeting by phone that preceded the Owners Meeting.

Also present were Steve Black [MRB], Resident Manager Jeff Fulton, and Valerie Black, temporary HVV Office Manager; as were the following owners: Greg Stone-39, Kimberly Ng and Matt McDonald-102, David Swope-2, Rosemary Braun-105, Jeff Alger-42, Christina Brown-121 & 133, Charles McDonald-20, Andrew Khodaverdian-23, Mike & Denise Rhode (Mitch)-134, Christopher Przebiegda-40, Weneta Kosmala & Pete Dehlbert-106, Jamie Kelly-33, Jeff Risse & Karen Shore-8, Kinoka Ogsbury-120, Mathew Desario-35 & 128, Terri Zajec-48, Jay Mueller-113, Diane Cole-4, Rich Clayton-24, Norma Latshaw-26, Sam Maghighi-124, Nancy Robins-1, Troy Gromis-112.

Details of the meeting will follow, but first, the result of the **Board of Directors election**: The two incumbents, Ruthie Wheeler & Randy Balik, were reelected by substantial margins. Welcome to the new members of the HVVOA BOD, Kinoka Ogsbury & Mike Murphy. Thanks very much to all owners who offered to serve on the Board. All owners appreciate your generous volunteering.

The meeting opened with the Board president thanking the owners for taking time to attend the owners meeting. He further commented regarding recent controversial allegations charging BOD lack of communication and lack of transparency contained in phone calls and emails to some owners that were sent by a dissatisfied owner. Much of the agitation was the result of misinformation communicated only to selected owners regarding the draft Operating Rules.

The BOD is attempting to complete the operating rules, policies, and procedures; in order to finish the remaining tasks resulting from the "new" HVOA Governing Documents approved in 2015. Board Secretary Ruth Wheeler read a statement clarifying the efforts on behalf of the HVV owners with regard to the Operating Rules task.

To be clear, your Board states the following:

- The Board of Directors is required to adopt Operating Rules as directed by the HVVOA attorney that would clarify & conform with the recently adopted Articles of Incorporation, Bylaws, and CC&R ratified in 2015.
- The proposed Operating Rules are restatements of the traditional rules that Hidden Valley has had in place over the last 30 years. Please see copies of two previous Rules versions included with this newsletter.
- Operating Rules are to be used by management as guidelines that promote a culture of common sense, courtesy, and neighborliness among HVV owners.
- Operating Rules should be established by all condominium complexes for easy reference to relevant parts of their Governing Documents.
- Application of Operating Rules is to be the same for all owners and occupants of Hidden Valley—whether owner relatives or guests, short term or long term renters
- There is no BOD bias regardless of the investment motivations owners. Whether your unit[s] were purchased for personal enjoyment, relaxation and family time; or for financial gain by renting or reselling.
- Hidden Valley Village is not a "Condo Hotel."
- The BOD and the HVV attorney are aware of the negative impact that this designation involves. The Rules are carefully crafted to avoid this designation, recognizing that various lenders make this determination according to often arbitrary or contradictory criteria.
- There is an advisory on the website that emphasizes that our onsite resident managers are prohibited from taking reservations or engaging in rental activity.

The Board president also addressed the difficult transition caused by the voluntary departure of onsite managers Matt Zubiato & Jessica Martinez in February of 2017. Resident management was further complicated by the need to evict the replacement managers Robert Lopez & Sara Wright. It is important to realize that HVV onsite managers are employees of our contract management company Mammoth Reservations Bureau [MRB]. At this time, HVV has onsite Manager Jeff Fulton, Assistant Manager Tyler Simmons, and temporary office manager Valerie Black.

### **Other accomplishments/issues during 2017:**

**Sauna Heaters Replacement-** The BOD requested that the HVV resident managers locate at least three replacement bid/proposals. The managers obtained one bid from a ML electrician. This bid for replacing both sauna-heating units was approximately \$12,000, which seemed excessive. The necessity to find other bids at a lower price added delay. Director Greg Wheeler found sauna vendors on line, located installers in San Francisco/Tahoe area and in Hesperia. The initial prices for parts & installation found by Greg Wheeler were approximately 50% of the proposal offered by the HVV managers. The equipment was ordered & shipped to HVV, where they were received and signed for by the resident manager. The boxes were not counted when received. When the installer arrived, he discovered that there were parts missing. Replacement parts had to be ordered at additional expense. More delay, compounded by the intense winter snow; the installer's wife's pregnancy came to term; she developed a post-partum complication; the installer needed to stay with their other three kids until his wife had recovered, and so on. Although the delays might have been avoided had the front end issues never happened; and while there was more expense than initially planned, the new saunas finally became inspected & approved by the town, are operational. Even with the expense of replacing missing parts, the cost to the owners several thousand dollars less than that first bid!

**Snow Damage Removal, Building Repairs, and Costs-** the HVVOA incurred larger than expected costs for snow removal due to the intense winter of 2016-17. A special assessment was required to replenish the approximately \$125,000 spent this year on snow removal. In addition to the snow removal, there was damage resulting to some building roofs and some units interiors from the snows. There was concern that filing an insurance claim would affect the annual premium. However Director Wheeler investigated, contacted our insurance agent, learned that our claim history is very minimal. With this understanding, the BOD approved filing a claim. An adjuster surveyed HVV. HVVOA received a settlement of \$22,255.31. This is the actual amount received less the \$5,000 deductible specified in our policy. This money has been set aside in a separate winter storm damage account and is being used to pay for repairs resulting from winter storms.

### **Major Upcoming Projects at Hidden Valley Village in 2018-**

Upper pool and Jacuzzi resurfacing & rehab, & replacement of pool area furniture as funding allows; painting of buildings deferred from 2017 & 2016; annual maintenance of driveway & parking areas; completion of the HVV Operating Rules, reviewed by attorney, owners & approved.

### **Items of Note**

Mandatory Reserve Study in 2018- The reserve study is mandated by state law. It is the single most useful planning tool for determining priority of ongoing maintenance and accurate financial reserve fund preparation.

Observation & removal of dead & dying trees on HVV grounds will continue. Gradual annual replacement of diseased/removed trees & native vegetation will continue.

### **Treasurers Report and Financial Review**

Outgoing Treasurer Kim Walters presented the **proposed 2018 HVV Budget**. Certain maintenance projects planned for this summer have been postponed until 2018; beginning in late spring and proceeding through the summer and early fall as weather permits. Although many routine expenses, almost always increase, usually slightly; Kim believes that a dues increase for the coming year will not be necessary. The November month end financial statement will be completed and mailed to owners. Once again, I must reiterate my gratitude for Kim Walter's voluntary & exemplary service to the HVV owners.

Following the Annual Owners meeting, there was a brief BOD meeting for the purpose of electing Board officers and to establish tentative dates for BOD meetings through 2018.

Kinoka Ogsbury was elected as new Treasurer; Ruthie Wheeler, Steve Latshaw, & Tony Cole were re-elected as Secretary, Vice President, & President respectively.

### **2018 BOD meetings are tentatively scheduled for the following dates.**

January 25, 2018; March 24, 2018; June 9, 2018; September 20, 2018; November 10, 2018

Please check the [www.hiddenvalleymammoth.com](http://www.hiddenvalleymammoth.com) website for updates, confirmation, and meeting agendas.

I close with wishes for tranquil & happy year-end holidays and a return to harmony in Hidden Valley. Please think about sending holiday greetings & appreciation to our resident managers: Manager, Hidden Valley Village Condos, PO Box 9151, Mammoth Lakes, CA 93546

Sincerely,

Tony Cole, President, Board of Directors, HVVOA

## SECTION XI

### RULES OF CONDUCT FOR OWNERS AND GUESTS

**NOTIFICATION** Rules and regulations shall be provided to owners and guests at the time of check in. All parties visiting the complex are required to check in with the Manager on duty at that time. The rules and regulations of the complex are provided on the back of the complex map that is given to all parties at the time of check in.

**RULES AND REGULATIONS** The following Association apply to all owners and guests who visit the complex. The Manager and Management Contractor are responsible to enforce the Association rules and regulations.

#### Hours

Office hours	9:00 AM - 6:00 PM
Pool hours	9:00 AM - 6:00 PM
Jacuzzi hours	2:00 PM - 10:00 PM
Sauna hours	2:00 PM - 10:00 PM

#### Pool and Jacuzzi Rules

Children under 14 years of age must be accompanied by an adult  
No food is allowed in the pool or jacuzzi areas  
No glass is allowed in the pool or jacuzzi areas  
No animals are allowed in the pool or jacuzzi areas

#### Policies

Items are not to be taken from one unit to another  
Report to management any missing or broken items  
Check in upon arrival  
All vehicles must display parking permit  
No more than two vehicles per unit  
Check messages on the bulletin board in lower area, only emergency messages will be delivered  
Do not split firewood on fireplace hearth  
Firewood on the balcony is for that unit only  
Do not remove ashes from fireplace  
Excessive noise is to be avoid after 10:00 PM  
Animals are not permitted in recreational areas of the complex. Animals must be on a leash while in the complex, and must be accompanied by the animal's owner.  
Guests are not to permitted to have animals with them while they are at the complex

# Welcome to Hidden Valley Village

Mammoth Lakes, California



*Mammoth Lakes is one of the finest year round resorts in America. The ideal get-away spot for both winter and summer recreation.*

*We are surrounded by mountains, ski areas, lakes, streams, deserts, hot springs, hiking trails and national parks. The wooded and picturesque setting of our Hidden Valley complex is one of the most beautiful in Mammoth. Our recreation facilities can also add to the fun of your Mammoth vacation. We are pleased to have you as a guest and hope you enjoy your stay.*

Each of these condominiums is privately owned. The owners have taken special effort to make their condominium as comfortable as possible. Please treat your Hidden Valley condominium as you would your own home.

**If you are arriving after 10pm**, please be considerate of other owners or guests by being as quiet as possible. Keep your conversations low and lower the volume on the TV, radio or stereo in your unit.

## RECREATION FACILITIES

For the convenience of guests, Hidden Valley offers:

- **A beautiful swimming pool and deck** (in season).
- **Two spas.** One outdoors on the upper level and one indoors on the lower level.
- **Two saunas** (upper and lower level).
- **Coin operated laundry facilities** are also available on both upper and lower levels.
- Each unit contains a clearly marked key to the pool, spas, saunas and laundry rooms.

## POOL, SPA & SAUNA RULES

- Children under 14 must be accompanied by an adult.
- No animals in these areas.
- No smoking in these areas.
- No glass in these areas.
- No food in the indoor spa area.
- Use these areas at your own risk.

## POLICIES

- Two parking spaces per unit only.
- Guests will be issued 2 parking permits from the Reservation Company at check-in.
- Parking permits must be visible through front window of vehicle to allow unit identification. Vehicles without valid permits are subject to towing at owner's expense.
- Check the message board outside Manager's office in lower recreation building for messages.
- Only emergency messages are delivered to your unit.
- Please do not ~~take~~ anything from one unit to another.
- Furniture is not to be rearranged in your unit.
- Any missing or broken items in your unit should be reported to the Manager.
- Do not split firewood on the hearth of your unit.
- Firewood on balcony is for that unit only.
- It is imperative that you do not remove ashes from your fireplace. This policy is a Mono County Fire Ordinance and is subject to fines.
- No PETS allowed.

## OPERATING HOURS

Managers Office: 9am-6pm

Spas & Saunas: 2pm-10pm (June 1-Sept 30)

Pool: 10am-10pm (Weather Permitting)

**Managers Phone: 760-934-7303**