

**HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**AGENDA**

**Date of Meeting: Saturday, September 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
  - d. 2018 Budget
4. Standing Committee reports:
  - a. Newsletter: Tony Cole
  - b. Web Master/communications: Randy Balik
  - c. Operating Rules: Ruth Wheeler
  
  - d. Architectural/Landscape and Grounds Maintenance and Improvements: Ruth Wheeler
    - i) Follow up on structural engineer report on kitchen posts in units.
    - iii) Follow up on estimate for sewer line inspections after the snow melts
    - iv) Roof repairs
    - v) Insurance claim
    - vi) Interior unit repairs due to 2016-17 snow load damage.
    - vii) fall planting trees, manzanita, lupin, bulbs.
    - viii) Window replacement request by unit 4
  - e. TOML Quality of life Ordinance - complaints of non-compliance and nuisance: Dave Natali
5. Old Business
  - a. Sewer line clean out (lateral line scoping to determine need for repairs/replacements)
  - b. Email communications to homeowners
  - d. Water usage
  - e. Dead trees on adjacent properties removal-follow up
  - f. Firewood on the tennis courts
  - g. Final draft of Operating Rules
6. Management Reports
7. Property Management project/item updates & related property matters
  - a. Eviction of Robert Lopez and Sarah Wright from the Managers unit.
  - b. Board input for future managers.
  - c. Cook stove replacement in managers unit.
  - d. follow up Carpet pad replacement in managers due to pet urine.
  - e. follow up on possible excess payment to management during the February transition of managers
8. Email Motions June-Sept
  - a) June 12, 2017; Motion: Tony Cole; That the request of the owner of unit 126 to place rubber tread with dimensions: 15"W x 9" deep on the stairs leading to the landing serving Units 126 & 128 be approved  
Second: Randy Balik  
Passed: 4-1-2)
  - b) August 15, 2017; Motion: Tony Cole; Accept Freeman roofing contract for roofing repairs

Passed: 7-0

b) August 27, 2017; Motion: Tony Cole; Change from Frontier to Suddenlink for internet services for the common area.

Second: Ruth Wheeler

Passed: 7-0

9. New Business

a. Sierra Loader Snow removal contract.

b. Pool Filter and heater replacement.

c. Reserve Study update

d. Property management Contract updates

e. Management fee reductions based on absence of Managers onsite for portions of the summer months.

f. Short term rental concerns

g. Long term occupancy concerns

10. Homeowner Forum

a. HVV CC&R's article VII Use restrictions 7.2 time sharing (pg. 21) – purpose and intent.

11. Announcements:

Next Board Meeting: Saturday November, 11, 2017 10:00 or immediately following exec meeting. Location Hidden Valley Common area Room.

Annual Homeowners Meeting Saturday November 11, 3:00 PM Location: The Sherwin Room at Juniper Springs Lodge.

12. Adjournment