

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Meeting
AGENDA

Date of Meeting: Saturday, June 9, 2018

Time: 10:00AM or immediately following Executive Session Board Meeting

Location: **Home of Tony Cole**, 205 S Juanita Ave, Redondo Beach, CA 90277

Call in information: (515) 604-9024, Access Code 284183#-----Erin----Please check if this is accurate

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 March, 24 2018 Board of Directors Meeting
2. Announcements/Orders of the day
 - a) Items discussed in Exec. Meeting
 - b) Recusals
 - c) Changes to order of agenda
3. Treasurers Report
 - a. financial report
 - b. Owners in arrears. Action to be taken
 - c. Warning Notices and Fines
 - d. Board designated priority (master list) list for maintenance projects
4. Reports from Standing Committees
 - a. Newsletter: Tony Cole
 - i) Communications from homeowners
 - ii) Items to be covered in next newsletter
 - b. Web Master/communications: Randy Balik
 - c. Operating Rules: Ruth Wheeler
 - i) Draft of Operating Rules
 - ii) Cost to date of rules
 - iii) Distribution of board accepted rules to homeowners for review.
 - d. Architectural/Landscape and Grounds Maintenance and Improvements: Ruth Wheeler
 - i) Follow up on structural engineer report.
 - ii) Drain Maintenance performed by Mountain plumbing.
 - iii) Follow up on Roof repairs by Freeman-fascia realignment on the back side of Building B
 - iv) Follow up on driveway slurry performed by Black Gold Asphalt
 - v) Interior unit repairs due to 2016-17 snow load damage. Completion of units so far
 - vi) Follow up on servicing main electric heaters in all manager and owner units.
 - vii) Architectural change requests from owners
 - a) unit 47
 - b unit 120
 - viii) Removal of Dead tree East of building I.
 - ix) Painting of buildings B and K
 - x) Repair of block walls bordering driveway
 - xi) Safety covers for intake pipes located on the steps of the lower Jacuzzi
 - xii) Status of landscape planting that was done last fall.
 - xiii) time frame for project start and end times. (painting, pool, and Driveway)
 - e. Pool resurfacing project: Steve Latshaw
 - f. Reserve Study: Ruth Wheeler:
 - i) Scheduled date for the study team to perform the reserve study
 - e. TOML Quality of life Ordinance - complaints of non-compliance and nuisance: Dave Natali
5. Old Business

- b. Email communications to homeowners: email list preparation
 - c. Water usage: Management follow up on possible leak.
 - d. Operating Rules
 - e. Property management Contract
 - f. Pool resurfacing bids
 - g. Board Code of Ethics, Board Member Commitment Pledge
 - h. Parking stickers for homeowner cars.
 - i. Electronic options for board communication.
6. Management Reports
7. Property Management project/item updates & related property matters
- a.
8. Email Discussions March-June
- a. Painting bids
 - b. Pool resurfacing
 - c. Pool deck repairs
 - d. Parking Stickers
 - e. Letter sent by management to owners of units that have failed to notify onsite management of occupancy.
9. New Business
- a) follow up on owners who are not notifying management of occupancy.
10. Homeowner Forum.
- a. Open floor for homeowner comment – 5 minutes per speaker
11. Announcements:
- a) Next Board Meeting Date: September 20, 2018, Location: Time:
12. Adjournment