

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION

Annual Owners Meeting

Saturday, November 17, 2018, 2:00PM

Mammoth Lakes Library, 400 Sierra Park Rd, Mammoth Lakes

DRAFT Minutes

1. Welcome to Owners

- A) Call to order by President Tony Cole
Introduction of Board of Directors and Management Team: Tony Cole President, Steve Latshaw, Vice President, Kinoka Ogsbury, Treasurer, Ruthie Wheeler, Secretary, Mike Murphy, Dave Natali, Absent Randy Balik.
Management Steve Black, Jeff Fulton
- B) Owners Introduction
- C) Announcements
 - 1) Quorum Requirements: Quorum was confirmed.
 - 2) Meeting Protocol. An attempt will be made keep the meeting short and on task.

2. Election of new Board members

- A) Open floor for additional nominations. None
- B) Close floor for additional nominations.
- C) Review all nominated candidates. Tony Cole, Steve Latshaw, Dave Natali, Laura Tickunoff, Matt Desario
- D) Attendees cast ballots
- E) Appoint Election committee Jeff Risse, Greg Wheeler
- F) Election committee tabulates ballots.
In the past, vote totals have not been revealed thereby attempting to avoid embarrassment to unsuccessful candidates. However, the Board recently was informed that there is a requirement to publish vote totals. The Board stands corrected. Tony Cole=35; Dave Natali=31; Steve Latshaw=30; Laura Tickunoff=25; Matt Desario=16

3. Review of the Year

- A) Major Accomplishments at Hidden Valley Village
 - 1) Painting and maintenance-
 - 2) Resurfacing of swimming pool & upper Jacuzzi; including replacing & re-pouring part of the concrete deck surround.
 - 3) Adoption of Operating Rules
 - 4) Driveway maintenance [slurry seal]
 - 5) Reserve Study [required by state code]
 - 6) Lower Jacuzzi Heater [replaced]
 - 7) Homeowner parking passes [retire the rear-view mirror hangtags; replace with transferable window decals]

4. The Coming Year and Beyond

Major Upcoming Projects at Hidden Valley Village in 2019-

- A) Painting of A, G, and H; owners will be given notice prior to the start of the painting [owners are responsible for removing firewood from their balconies].
- B) (Tentative) Renovation of Managers units,
- C) Possible replacement of the Hidden Valley Truck.
- D) Items of Note
 - 1) Conflict resolution between homeowners. Please talk to your neighbors and resolve disputes as adults instead of involving Board Directors
 - 2) Some owners have reported not receiving official HVV email. We will have Breonna send a test email next Monday.
 - 3) Lower Jacuzzi- the heater unit has been replaced; the light in the Jacuzzi was not working the delay in replacement is due to the fact that the burned out light is no longer manufactured. Once confirmed that the Jacuzzi is safe to use, the entire replacement light fixture will be installed.
 - 4) Upper Jacuzzi is not satisfactory in terms of heat consistency and jet pressure. Management has been instructed to rectify the problem.

- 5) Acknowledge the owners of unit 2, David Swope and Stephen Ratliff for the research on the replacement pool furniture. The plan is to have the new furniture ordered and in place before summer.
- 6) All owners should check their hot water heaters. If it is more than 10 years old a plumbing contractor should inspect it. Replacement should be considered.
- 7) All HVV owners must provide management with a key or access code to their unit as specified in the CC&Rs.
- 8) If any owner in Bldgs G, H, I, J, & K is planning any interior remodeling that involves opening walls and exposing plumbing pipes please inform management. Pipes for these buildings are slated for replacement. It would be useful if management & a plumbing contractor can inspect any exposed plumbing in these buildings to determine remaining useful life.

5. Treasurers Report and Financial Review

- A) Annual Financial Report from the Treasurer--Price of repairs and labor is going up, the new reserve study reflects this increase. Cost of management has increased 5%.
- B) Delinquencies: Two
- C) 2019 Budget Review & Monthly Assessment for 2019—monthly dues will increase approximately \$20/unit which is about 4%
- D) The mandatory IRS resolution was read.

6. Homeowners Forum / Open Floor

1. Landscape near building E requested by the owners adjacent, as well as landscape on bank below Building B
2. Laura Tickunoff has a concern with a slippery icy spot on the upper driveway. Also, Would like to explore the possibility of an owners work weekend with a potluck dinner.
3. Mike Tickunoff: would like to look into solar for heating the pool.
4. Jana Przebieda: paint touch up needed on her building E
5. Christopher Przebieda: chimney flashing damaged on building E.
6. Jana Przebieda: What will be done with the tennis courts? This summer tables and games were supposed to be put out. There is nothing budgeted in the reserve study at this time for the tennis courts so refurbishing efforts will cost individuals either in increased dues or special assessment.
7. Mike Tickunoff. Does the HVVOA take care of cleaning wall heaters? Yes.

Voting Results

Announcement of Board of Directors election results by Election Committee Chairperson
Three highest vote totals are: Tony Cole, David Natali, Steve Latshaw.

6. Closing Announcements.

- A) Board sets Date/Time/Location of next Regular Board Meeting - announcement in next billing statement. Jan. 24, 2019 Tony's condo, exec at 5, board at 6 [NB: date, time & location changed to Sun, 27 Jan 2019, at Tony Cole's home in Redondo Beach.

7. Adjourn Meeting. 4:00 PM