

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Meeting
AGENDA

Date of Meeting: Tuesday, April 16, 2019

Time: 7:00 PM or following the 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#

General

- a. Call to order by President Tony Cole
- b. Roll call. Record Board Members, Management, owners and guests present
1. Announcements/Orders of the day
 - a) Items discussed in Exec. Meeting
 - b) Recusals
 - c) Changes to order of agenda
3. Consent Agenda
 - 1) Approval of Minutes for March Board of Directors Meeting
 - 2) Approval of Minutes for November Homeowners Meeting
 - 3) Follow up on complaint from owner of unit 126 regarding after hours noise from adjoining unit 128: Dave Natali solicited opinions from the board as well as Danny Earls of Town of Mammoth Lakes code enforcement department. The conversation with Danny Earls resulted in the following communication: "Based on the evidence provided, he agreed with the Board that the noise Kim is experiencing is not out of the norm for regular living experiences. I asked him if he received many complaints about noise from other complexes and he said no, The Town receives a surprisingly low number of noise complaints.

Requests to pull items from consent agenda:

4. Treasurers Report: Kinoka Ogsbury
5. New Business
 - a) Evaluation of Bids received for Management contract to begin July1, 2019 and extend through June 30, 2020
6. Reports from Standing Committees
 - a. Web Master/communications: Jeff Risse
 - b. Newsletter: Tony Cole
 - c. TOML Quality of life Ordinance - complaints of non-compliance and nuisance: Dave Natali
 - d. Architectural/Landscape and Grounds Maintenance and Improvements: Ruth Wheeler
 - i) Architectural change requests from owners, Mike Tickunoff and Laura Samuelson's request to install a washer/dryer:
7. Management Reports-See Attached below
8. Property Management project/item updates & related property matters
 - a. Refurbishing of Manager and assistant managers Units
 - b. Clarification of modified scope of duties for MRB management for February-June 30
 - c. Insurance claim for damage to units due to excessive snow this year
 - d. List of units that have reported water intrusion damage to their units
9. Old Business
 - a. Status on each action item recorded in the March meeting minutes.
10. Homeowner Forum.
 - a. Open floor for homeowner comment – 5 minutes per speaker
11. Announcements:
 - a) Board Meeting Dates for 2019
12. Meeting adjournment

MAMMOTH RESERVATION BUREAU
Property Management Division
PO Box 2081, Mammoth Lakes, CA 93546 (760) 934-1603 www.mammothvacations.com

HIDDEN VALLEY VILLAGE
Property Management Report
As of April 9, 2019

BUILDINGS:

1. Management has been contacted by Scott Olson, owner of Unit 41, regarding water intrusion into his unit causing damage to drywall. Other homeowners have reported various levels of damage, mostly minor. Dave Easterby (HVV's insurance agent) and Management met with the Olsons. Dave viewed the damages to drywall along with snow buildup on the roof and exterior siding adjacent to Unit 41. After our inspection of the Olson's unit, Management and Dave discussed considerations for opening an insurance claim for cumulative snow damage throughout the Complex. Dave advised that we identify the various damages to determine if the dollar amount of repairs is worthy enough to open a claim. During the 2016-'17 winter, an emergency was acknowledged by State Farm and Hidden Valley HOA did not incur a penalty against future policy premiums. This year will be different; a claim will count against us on our record and could affect future premiums over the next three years. Management has inspected several HVV units for interior damage, but has not yet completed the task. In addition we have observed damages to chimney chases on Buildings A, B and E and to composition shingles and metal flashing on the roof eave above Unit 10 on Building B. Photos will be forwarded to you separately from this report. There are more inspections to be performed as the snow melts that will reveal damages to balcony and entry deck components. A list of units that have incurred damage will be forwarded to the Board by the end of this week. Resident owners and owners with full time tenants should provide pertinent information to the Board.

EQUIPMENT:

1. A break in the weather enabled the HVV truck to be taken to Mountain Motors on Friday, April 5th, to be worked on over the weekend. Today, April 9th, Mike at MM reported that portions of the Glo-Plug system have to be replaced, including a controller. Replacement parts have been ordered along with a new windshield wiper arm and tail light lens. If the parts arrive timely, we hope to have the truck back by Friday, April 12th.
2. Our number two snow blower developed a problem with the drive train and has been taken to Sierra Engine for repairs. Replacement parts have been ordered. Before dismantling the machine the vendor estimated about \$400 for repair costs.
3. Repairs to the upper sauna due to vandalism were more extensive than originally estimated. Not only was the sensor inside of the sauna room removed, the temperature controller on the outside of the sauna was damaged. Details are described on the electrician's invoice. Total repair cost was \$1629.

SPAS AND EQUIPMENT:

1. American Leak Detection will be coming to Mammoth on April 23rd, to locate and mark the leak in Hidden Valley's upper spa. Management requested that we are scheduled with other work in the area, but ALD did not have any additional clients needing services. Their estimated cost for service includes: \$450 minimum for 2 hours and \$125 per hour for each additional hour; \$1.25 per mile from and return

to Bakersfield, estimated 538 miles would total \$672.50; \$125 for overnight accommodations and meals, \$50 extra if spa is considered to be a fiberglass spa. \$1300 is a reasonable cost estimate according to ALD.

2. The bromine dispenser for the lower spa is not operating properly, resulting in foam developing on the spa surface. Staff has backwashed the filter several times but the condition reduced only a small amount. Mountain View Spas has been engaged to inspect the dispenser and either repair it or replace it with a current piece of equipment. Mammoth Spa Creations was first contacted to help us but their owner is ill and they are behind with commitments to their clients.

ADMINISTRATIVE:

1. Management spoke with Chris Andrews, Stone Mountain Corp. regarding the cost to add a new item to our Reserve Study. Chris estimated about \$150 to be the fee.
2. Tyler Simmons last day as Assistant Manager was Friday, April 5th. He moved out on the following morning, leaving the residence empty. Joe Arreguin and Cole Davidson are our current onsite staff, plus Valerie Black onsite in the office, four hours or more, Mondays through Fridays. An MRB Management staff member who resides in Mammoth is taking night call and locking down the Complex.

More information will be submitted to the Board later this week.

Respectfully,

Steve Black
HVV Property Management