

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

**Date of Meeting: Saturday, January 25, 2020**

**Time:** 10:00 AM or following the Executive Session Board Meeting

**Location:** In Hidden Valley Village Common Area Meeting Room

**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
- 2. [Management Reports from previous quarter](#): OFPM
  - a. Skid Steer Loader recommendation by management and bid
- 3. Approval of Minutes
- 4. Consent Agenda
  - a. See attached supplement "[Email Motions for January 2020](#)"
  - b. Requests to pull items from the consent agenda
  - c. Acceptance of consent agenda
- 5. [Treasurer's Report](#): Kinoka Ogsbury
- 6. Reports from Standing Committees
  - a. Standing Committees for 2020
  - b. Webmaster/communications: Jeff Risse
  - c. Newsletter: Tony Cole
  - d. TOML QoL Nuisances: Dave Natali
  - e. [Architectural, Landscape, Grounds](#): Ruth Wheeler
- 7. Homeowner Forum.
  - a. Open floor for homeowner comment – 5 minutes per speaker
- 8. Old Business
  - a. **Door Locks**
  - b. **Spreadsheets with flooring, door lock, and post information**
  - c. [Notice of Proposed Rule "Unit Flooring Replacement Guidelines"](#)
  - d. Porch and Balcony Lights
  - e. Jacuzzis
  - f. **One night stays for STR**
  - g. Security Cameras & trial in office and lower Jacuzzi
  - h. Use of "Survey Monkey"
  - i. Management units.
  - j. Unit 41 request for compensation
  - k. Follow up on hold harmless documents for units [33](#) and 38
  - l. Adoption of proposed rules 2.1, 5.2-A, 5.4, 5.5, and 5.6 that have been reviewed by owners.
- 9. 9. New Business

- a. Discussion and Possible Action; Warning to unit 102 owner for noise nuisance
- b. Discussion and Possible Action; Warning to unit 123 for rental guest pet violation
- c. Discussion and Possible Action; Water damage caused by unit 122 water heater leaking into unit 118
- d. Discussion and Possible Action; Warning to unit 136 for rental guest pet violation
- e. Discussion and Possible Action; Individual Board member requests to OFPM without motion, discussion, or vote
- f. Pool Gate Locks
- g. Unit 108 request for compensation
- h. Unit 6 Notice of Repairs
- i. Exterior Electrical panels
  - i. (combined from Architectural Committee)
- j. Resort Fees
- k. Discussion and Possible Action; QoL and Nuisance Committee (Dave) should continue to perform initial review of online complaints
- l. Check signing
- m. Credit card account access
- n. Management difficulties with reservation companies
- o. Notify homeowners to change batteries
- p. Parking Rule
- q. Architectural Rule: Non Standard Modification
- r. Review of 2019-20 Bluebook
- s. Email meeting and motions protocol
- t. Conflict of interest
- u. Voting Rule
- v. Rule enforcement-Record Keeping
- w. Roof maintenance options
  - i. (combined from Architectural Committee)
    - 1. Chimney Chases
    - 2. Roofing
- x. Reserve Study projects for 2020
  - i. (combined from Architectural Committee)
    - 1. Painting of buildings
    - 2. Pool fence
    - 3. Exterior common area lights
    - 4. Unit porch and balcony lights
    - 5. Jacuzzis
    - 6. Annual preventative drain snaking
    - 7. Driveway slurry
    - 8. Phase II plumbing
    - 9. Siding
    - 10. Landscape
    - 11. Games for tennis courts
    - 12. Other Reserve Study items
- y. TOT Licenses

10. Announcements:

- a. Board Meeting Dates for the remainder of 2020
11. Meeting adjournment