

*HIDDEN VALLEY VILLAGE OWNERS
ASSOCIATION*
Board of Directors Meeting

Minutes

Date of Meeting: July 23, 2024

Time: 5:30 pm – 7:30 pm

Location: Hidden Valley Village Common Area Room

Also Join by Zoom Meeting

<https://us06web.zoom.us/j/2257116731?pwd=ZWM5SXBJR29BMWRvcnJwYS8xWDM4UT09&omn=89614663358>

Meeting ID: 225 711 6731

Passcode: 445657

Hidden Valley Office: 760 934-7303 Email: manager@hiddenvalleymammoth.com

1. General

- A. Call to order by President: Jim called the meeting to order at 5:34 pm
- B. Roll call. Record Board Members, Management, owners, and guests present
 - 1. **Board Present:** Tricia Gomez, Debra Martin, Ruth Wheeler, Susan Kirkgard, Jim Murphy, Brian Johnson (joined at 6:15pm)
 - 2. **Board Absent:** Nick Roberts
 - 3. **Management** were present
 - 4. **Owners Present:** Courtney Fischer #33, Kinoka Ogsbury #s 6 & 120, Jeannie Rogers # (joined at 6pm), Rose Paschall, guest
- C. Announcements/Orders of the day/Items discussed in Executive Sessions
NONE
- D. Any items pulled from the consent agenda to be heard special, changes to order of agenda and recusals. NONE
- E. Homeowner Forum: 15 minutes (Comments on Agenda or Non-Agenda Items)
****Homeowners are also encouraged to submit comments and suggestions to the board via email at bod@hiddenvalleymammoth.com*

2. Consent Agenda Items

- A. Approval of minutes from previous meetings
- B. Treasurers Review, ratification of expenditures over \$2,000 and/or expenditures from the reserve account.
- C. Ratification of Architectural Committee approvals of work order requests
- D. Reports and ratification of actions from Rule Enforcement Committee
- E. Informational Reports: (1) Management Report

3. **Agenda Item 1:** Discussion and Possible Action-Insurance Committee
MOTION: Establish an Insurance committee with the purpose of researching all insurance options and informing all owners of: CC&R Coverage Requirements, Coverage Comparisons, Deductible Amounts, Cost Comparisons, and any other relevant items. Committee to be comprised of up to a maximum of 7 members. Tricia seconded and all present were in favor. Ruth and Tricia volunteered to lead the committee and will do outreach for owners to participate. Kinoka Ogsbury offered to participate.

4. **Agenda Item 2:** Discussion and Possible Action 2025 Budget.

Dues increase will be 20% of the 2024 budget overall due to increase in insurance cost. High operating fund costs will need to be offset by underfunding predicted increase for reserve funds. The recommended Reserve Fund contribution for the budget will not be known until we receive the finalized 2024 reserve study document from Chris Andrews from Stone Mountain Corporation.

MOTION: Send the proposed Draft Budget (see attached) To Butner's for review and finalization. Final Budget Draft to be reviewed and approved at the September regular Board meeting. Debra seconded and all present were in favor.

MOTION: Ruth moved that board members to solicit contractors to provide roofing estimates, for a fee if needed, to be used for insurance purposes. Tricia seconded and all present were in favor.

5. **Agenda Item 3:** Discussion and Possible Action -Selection of new legal representative for HVVOA

MOTION: Ruth moved to select Adams Sterling Law Firm to represent Hidden Valley. Susan seconded and all were in favor.

6. **Agenda Item 4:** Discussion and Possible Action-Management documentation of Certified Property applications and final inspections for STR

Management shared that the CCRs indicate that homeowners are supposed to share a copy of their liability insurance and STR license copy to property management but this isn't happening. Susan will work with Jim, Ruth and management to draft a communication to owners, including how to find their information on the Mammoth town website.

7. **Agenda Item 5:** Discussion and Possible Action-CC&R amendment to allow up to three pets for owners. This item was tabled for a future meeting.

8. **Agenda Item 6:** Discussion and Possible Action-Ramp for G Building. See report in Consent agenda.

MOTION: Allow Jen Watterman to use a temporary ramp system for wheelchair access to unit 129 with the following requirements: The ramp will only be temporarily installed (with cotter pins) when those needing wheelchair access to the unit are visiting HVV. When installed but not being used for access, the ramp will be folded in half lengthwise to allow other guests in units 130, 133, & 134 to use stairway access. When they leave HVV, the ramp will be removed and stored in their unit. Debra seconded and all were in favor.

Note that owners of adjacent units were notified on 7/15/24 and as of the date of this meeting the board or management have not received any responses regarding questions or concerns.

9. Agenda Item 7: Management items not listed on Management report
NONE

10. Agenda Item 8: Draft for Disclosure of Emergency Special Assessment and potential 20% dues increase for new owner escrow requirements.

Ruth shared that she wants to run by the Board what she and Jim anticipate sharing with Butner's office that would be shared in possible escrow situations to ensure we are in agreement and determine if we need any legal review. There was a discussion and no need to review with legal at this time.

11. Announcements: All 2024 Regular Board Meetings begin at 5:30.
Meeting Dates are: Jan. 23, March 26, May, 28, July 23, Sept.24. November Annual Meeting November 2, 2024

12. Adjournment: The meeting was adjourned at 8:18 pm.