

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Executive Session Board Meeting
Wed. February 3, 2021 6:30PM

Agenda

Ruth Wheeler is inviting you to a scheduled Zoom meeting.

Topic: Hidden Valley Executive Session Meeting February 3, 2021

Time: Feb 3, 2021 06:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89745036129?pwd=Wkc1QVF6MEgvYThXVFA3V2pvVGpOUT09>

Meeting ID: 897 4503 6129

Passcode: 156792

HIDDEN VALLEY VILLAGE HOA-EXECUTIVE SESSION AGENDA

NOTE TO MEMBERS: This meeting is closed to the membership per Civil Code §4935. The Board of Directors will be conducting a Hearing regarding a “noise after hours” complaint. Only the Owners involved and management is invited to attend the Executive Session Meeting for the hearing.

Date: Wednesday, Feb 3, 2020. 6:30 PM

- 1) Approval of Minutes for Dec. 28, 2021 Exec meeting
- 2) Rule Violations,
- 3) Disciplinary hearing: Unit 123:
- 4) Warnings and Fines
- 5) Personnel issues.
- 6) Individual unit owner issues
- 7) Contract Proposals and Acceptance
- 8) Legal actions
- 9) Board Operations and Protocol

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION

Board of Directors Regular Meeting

Agenda

Date of Meeting: Wednesday, February 3, 2021

Time: 7:00 PM

Location: (Attendance via zoom only)

Ruth Wheeler is inviting you to a scheduled Zoom meeting.

Topic: Hidden Valley Regular Board Meeting February 3, 2021 7:00PM

Time: Feb 3, 2021 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84896254178?pwd=azBPNGU3b0Y4Nm1oZ2JjMU1ONlhYZz09>

Meeting ID: 848 9625 4178

Passcode: 365811

General

- A. Call to order by President Ruth Wheeler
- B. Roll call. Record Board Members, Management, owners and guests, present
- C. Announcements/Orders of the day/Items discussed in Executive Sessions
- D. Changes to order of agenda and recusals.
- E. Acceptance of Consent Agenda: 12/28/2020 minutes, Informational Reports: SuddenLink Report, Homeowner Welcome letter. The consent agenda is posted on the HVV website: hiddenvalleymammoth.com
- G. Homeowner Forum: 15 minutes (Comments on Agenda Items-Non Agenda Items after the meeting):
- H. Resignation of Board Secretary Chalese Miller

Reports and Action Items

- A. Treasurer's Report-Board Tutorial of Financial Review obligations and Monthly Statement Review

1) Warnings and Fines

2) Board Review and Approval of Treasurer's Report.

B. Architectural Executive Committee Report

1. Homeowner Work Request Approvals
2. New Homeowner Escrow Packet

C. Rules Enforcement Executive Committee Report

D. Management Report

1. Crawl Space accessibility for all buildings
2. Duty to heat all units to prevent pipe freezing (Heaters turned on by management in accordance with CC&R rule 2.4)
3. Possible Tree Removals
4. New Homeowner Letter to include Rules, Regulations & Procedures

Business/Action Items-Unfinished Business

1. Possible Action on 2021 Reserve Line item for Exterior Door Replacement on buildings A-F
2. Prioritization of Reserve Study Items and research task groups for: roofs/chases, Pool Jacuzzis and Spas, Exterior doors, Truck,
3. SuddenLink Bulk Contract
4. Possible CC&R Amendments: Dog rule, clarification of common area, Aldea Homes, Inc. Real Estate Investment company solicitation of purchase of properties at Hidden Valley.
5. Follow up from 11/14 meeting regarding liability issues related to homeowners hiring non-licensed contractors.
6. Review of policy for delinquencies and foreclosures.

Business/Action Items New Business

1. Response of Association regarding COVID Tier Regulations
2. EV Charging Stations
3. Video Ring Doorbells