

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

**Date of Meeting: Thursday, June 11, 2020**

**Time: 7:30 PM (Hard Stop at 8:30 PM)**

**Location: Hidden Valley Common Area Room**

**Time: Apr 23, 2020 07:00 PM Pacific Time (US and Canada)**

**Join Zoom Meeting**

<https://us04web.zoom.us/j/71256852187?pwd=MTgyMUVnR2ZaYWlYb19yKzg4ZWNVUT09>

**Meeting ID: 712 5685 2187**

**Password: 7r20F2**

**If you have difficulty joining the zoom meeting call 760-500-0740**

General

- A. Call to order by President Ruth Wheeler
- 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. Approval Minutes
    - a. [DRAFT Minutes : April 30, 2020 Regular Meeting](#)
    - b. Clarification of Setting of Agenda:

MOTION by Ruth Wheeler: Place draft Agenda in google docs. as soon as the zoom meeting information is set up. All board members are allowed to directly add agenda items using an open editing feature. Items may be re-ordered on the agenda, but not removed.

3. Homeowner Forum
  - . Open floor for homeowner comment – 3 minutes per speaker
  4. New Business
    - . a. Adoption of Voting Rules. MOTION by Ruth Wheeler: Move to approve and adopt voting rules as drafted by Tim Sanford and reviewed by membership in accordance with Civil Code 4360
      - b. Authorization for Board to Send out Cover Letter, Bylaws, and ballots for vote by the Membership. MOTION by Ruth Wheeler: Move to forward the cover letter drafted by Tony Cole and the Bylaws drafted by attorney Tim Sanford to Butner HOA to be submitted to the ownership along with a ballot for a vote of approval.
      - c. Presentation of [Homeowner Letter](#) and [Supporting Documents](#) to HVVOA President requesting limits to Short Term Rentals at Hidden Valley and possible errors in financials:
        - i. Require 3 night minimum for all rentals
        - ii. Prohibit renting more than 15.5 days per month
        - iii. Collect a monthly STR maintenance fee from owners who rent
        - iv. Limit ability to transient rent to 1 owner/owner in common
          - iv. \$56K 2018 operating fund surplus wasn't disclosed to BOD and owners as required by law.
          - v. \$71K Apr 2019 emergency snow removal assessment was recommended, approved by the BOD based on Treasurer's recommendation, and billed entirely to owners without consideration to utilize alternative available offsets such as 2018 \$56K operating funds surplus, \$35K contingency funds, etc.

vi. 2019-2020 \$65 per month average dues increase to all owners (or \$66K per year increase) was recommended and approved by BOD based on recommendation to fund HOA operating fund expenses. Increases of this scale aren't supported by HVV financials.

vii BOD was informed of 2018 \$56K previously undisclosed operating fund surplus during Nov 2019 and the Treasurer stated that surplus was used to replenish the contingency fund to \$35K. This is not supported by HVV financials. The entire operating surplus remained evident, intact and available in 2018 year end cash balances.

viii 2018 Year End CPA Reviewed Financials pkg wasn't issued to HVV owners by 4/30/2019 as required by law.

ix 2019 Year End CPA Reviewed Financials pkg wasn't issued to HVV owners by 4/30/2020 as required by law.

x. Owner Requests HVV BOD to take immediate corrective actions as HVV owners are being negatively impacted as a result of the BOD Treasurer's errors and omissions, inflated dues, and full-time short term rental businesses violations.

MOTION by Ruth Wheeler: Move to establish two committees to follow up on the information contained in the homeowner letter:

1) A committee to look into the financial issues, document and disclose all errors or possible errors and set up a plan to rectify any errors.

2) A committee to look at the impact of multiple unit ownership and the impact of full-time short term rental offerings at HVV, which may fall in the category of commercial business use possibly creating a conflict with Article II-B "The specific purposes of this corporation are to be a residential real estate management association..."

MOTION by Tony Cole: I move that the Board explore the possibility of obtaining a cease and desist order against Ms Walters regarding any further complaints about the past performance of Director Treasurer Kinoka Ogsbury and/or Director Secretary Matt Desario.

d. Discussion; Procedure for Homeowners Delinquent with Monthly Dues

i. [Email from Cindy Butner](#); Delinquent Owners Protocol

ii. [15 day letter](#) (*sent to owners in arrears*)

iii. [Info on collections](#) (*informational*)

e. Board Confidentiality Policy

f. Discussion and possible action; SuddenLink negotiations and contract

g. Water heater failure and water damage involving three units in building F

h. Discussion and possible action; Purchase of machinery for snow removal

i. Possible Emergency Rule re violation of Mono County Health Department lodging and rental regulations.

5. Violations, Warnings, and Fines

6. Adjourn to executive session.

a. Items discussed in exec session

7. Board Meeting Dates for the remainder of 2020

June 27, 2020. 9:00AM, Hidden Valley, Exec Meeting following

September 26, 2020. 9:00AM, 318 Apolena Ave. Balboa Island (Newport Beach) Exec

Meeting following

November 14, 2020, 9:00AM, Hidden Valley, Exec Meeting following.

Annual Homeowner Meeting. November 14, 2020, 2:00PM, Mammoth Library, Ellie

Randal Room

8. Meeting adjournment. Adjournment

**HIDDEN VALLEY VILLAGE HOA  
EXECUTIVE SESSION AGENDA**

**NOTE TO MEMBERS:** This meeting is closed to the membership per Civil Code §4935.

**Date:** June 11, 2020

**Location:** Hidden Valley Common Area Room

**Time:** After Regular Board Meeting

1. Approval of Minutes
2. Rule violations, review, discipline actions, warnings, fines
3. Contract proposals and acceptance
4. Possible legal actions
5. Personnel issues
6. Individual unit owner issues
7. Adjournment