

**HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION**  
**Board of Directors Regular Board Meeting**  
**Monday December 28, 2020. 6:30PM**

**Agenda**

**Ruth Wheeler is inviting you to a scheduled Zoom meeting.**

**Topic: HVV Regular Board Meeting**

**Time: Dec 28, 2020 06:30 PM Pacific Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/81733023505?pwd=VWJuSU85WHFocG1iZkllLa0FSeDZUZz09>**

**Meeting ID: 817 3302 3505**

**Passcode: 571612**

**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

F. Changes to order of agenda

G. Recusals

I. Homeowner Forum (Comments on Agenda Items-Non Agenda Items after the meeting): Hard Stop 7:00

H. Adoption of minutes: Regular meeting 11-14-2020, Annual Meeting Minutes 11-14-2020

J. Treasurer's Report- Transfer of Surplus Funds to Contingency - Approval of transfer of Funds into a CD

K. Warnings and Fines

L. Work Requests: Unit 118-Flooring, 126-Flooring, 22-Fireplace, Unit 11-project started without work request approval. Construction debris in the common area.

M. Management Report and Daily Log.

**Business/Action/discussion Items**

1. Dates for 2021 Meetings

2. Goals and Projects for 2021

1. Board Communication Protocols

2. Tasks for Reserve Study 2021-Volunteers for component parts: Roofing, Painting, Driveway, Pools/Spas/Saunas, Balconies/Walkways/Landings (Stairs), Buildings Miscellaneous (Residence Front Doors, Siding, Water Heaters), Managers Units, Lighting, Equipment (Snowblowers Truck, and More??), Plumbing, Miscellaneous (Hidden Valley Sign, Unscheduled Capital expense)

3. Door Replacement

4. Lower Jacuzzi

5. Homeowner Involvement

6. Skid Steer for Snow Removal

3. Possible Committees for 2021:

a. Architectural

b. Web Master

c. Rules Enforcement

d. Door Replacement

- e. Pools Jacuzzis and Saunas - Concrete Deck, Pool Fence, Related Mechanical items (Heaters, Skimmers, Filters, Saunas, pumps and bubblers)
- f. Snow Removal and Vehicles, Truck and Plow, possible Skid Steer, possible Golf Cart
- g. Landscape
- h. CC&R updates, Dogs, Common Area, etc
- 4.. SuddenLink Bulk Cable issues: Resolution of overbilling of homeowners, Discussion and possible action on 2021 Bulk Cable Contract.
- 5. Heaters turned on by management - all owner participation
- 6. Possibility of delinquencies and foreclosures due to Covid related financial downturn – Need for consistent policy.
- 7. Required Engineer Checks for Balconies 2025
- 8. Required Fireplace replacements 2022
- 9. Follow up from 11/14 regarding homeowners hiring non licensed contractors for work on property. Kinoka to Report on Association Insurance and Liability issues.
- 10. Follow Up From 9/26-Policy requests from management: when HOA is doing required repairs for units they need to set the schedule-.Matt was to write policy and communicate with owner of unit 102 and management
- 11. Follow up on unit owner \$500 fine Ruthie was to step in for Dave Natali for follow through
- 12. Video Ring Doorbells

**Homeowner Forum:** Non-Agenda Items and extra time for general discussion if necessary.

**Announcement of Next meeting:**

**Recess to Executive Session** (if necessary)

**Meeting adjournment:**

### **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 Owner involved is invited to attend the Executive Session Meeting for the hearing.

**Date:** Monday Dec. 28, 2020

- 1. Approval of Minutes 11-14-2020 Minutes and
- 2. Rule Violations,
- 3. Disciplinary hearing:Review and Action:
- 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

