

Consent Agenda for Regular Hidden Valley Village Board meeting
June 27, 2020

a. Managers Report

**HIDDEN VALLEY
VILLAGE
CONDOMINIUMS
MANAGER REPORT
MAY & JUNE 2020**

MAY 2020

**RENTAL COMPANY NIGHTLY
STAYS = 0**

**HOMEOWNER NIGHTLY
STAYS = 76**

**RENTAL CO'S WHO COMMUNICATE W/HVV OFC ON
REGULAR BASIS = 13**

**RENTAL COMPANY & HOMEOWNER RENTAL
UNITS = 45**

**UNITS OCCUPIED BY FULL-TIME TENANTS; RENTERS AND OR
HOMEOWNERS = 13**

UNITS OCCUPIED FULL-TIME:

9,10,13,23,28,101,109,113,125,131,132,133,134

**UNIT #116 = OWNER PUT ON MARKET AS A FULL-TIME (YEARLY) RENTAL –
LAST WEEK OF MAY. NO ONE RENTING AS OF TODAY 6/3.**

**UNITS OCCUPIED BY MONTHLY RENTAL
(30+DAYS) -**

**TENANTS DURING COVID-19 = 5 (21,33,35,105,128,) = 101
NIGHTS/MAY**

**UNITS FOR
SALE = 4**

**#12 – STUDIO/LOFT
\$320,000**

**#43 – STUDIO
\$295,000**

#126 – STUDIO/LOFT
\$315,000

#132 – STUDIO/LOFT
\$295,000

COMPLEX TRUCK MILEAGE =
10068

**MAJOR WORK COMPLETED DURING THE MONTH
OF MAY:**

-FOUR POINT PAINTING – STARTED AND COMPLETED THE OFFICE BUILDING & BUILDING “C”.

-PILAR REPAIR AT STAIRCASE – BUILDING “A” REPAIRED.

-NEW RESIDENTIAL LIGHTING: MANAGEMENT COMPLETED INSTALL OF FRONT DOOR/BALCONY NEW RESIDENTIAL LIGHTING WITH EXCEPTION OF BLDG. “C” DUE TO PAINTING. WILL FINISH INSTALL WHEN COMPLETED.

-POOL AREA – MANAGEMENT REMOVED POOL COVER, CLEANED, DRIED & PLACED INTO SUMMER STORAGE AREA.

POOL LOOKED GREAT – HAD SOME MINOR CLEANING BUT WAS IN GOOD SHAPE. DEEP CLEANED AND READY FOR INSTALL OF NEW HEATER (JUNE). HAD AN ISSUE WITH THE POOL ON JUNE 13TH WITH A BLUE SUBSTANCE IN THE WATER. POOL WAS DRAINED, SCRUBBED AND NEW FILTERS REPLACED. POOL IS BACK TO NORMAL.

POOL AREA FENCE WAS REPAIRED – MGMT INSTALLED NEW FENCING (WHERE NEEDED), STAINED AND COMPLETE.

POOL AREA REMAINS CLOSED DUE TO COVID-19.

-LOWER SPA AREA – POWER WASHED THE “COPPING” AROUND THE JACUZZI IN ORDER TO REMOVE OLD PAINT. CONDITION OF COPPING IS NOT IN THE BEST CONDITION – MGMT. WILL RE-PAINT TO GET THROUGH ANOTHER YEAR.

-COMPLEX CLEAN-UP/LANDSCAPING – MGMT RAKED, REMOVED & HAULED AWAY LARGE OLD “DEAD” SHRUBS FROM HILLSIDE BELOW THE POOL AREA/ABOVE RETAINING WALL. RAKED HILLSIDES IN FRONT OF BLDGS “B” & “C”. RE-RAKED AREAS WITH “WOODCHIPS”. PLACED REMAINDER OF HOSES/SPRINKLERS AROUND PROPERTY AND NOW WATERING ON REGULAR BASIS (COMPLIANT WITH MAMMOTH WATER DISTRICT POLICY). RAKED & CLEANED SLOPE AREA IN FRONT OF BLDGS. “E” & “F”. MGMT ADDRESSED ALL VISIBLE AREAS IN FRONT OF EACH BUILDING. MGMT. WILL ADDRESS SIDE/BACKSIDE OF EACH BUILDING IN JUNE. ONGOING.

-PLUMBER WAS CALLED TO MAKE REPAIR TO EXTERIOR/OUTSIDE FAUCET @ BLDG. G.

-BLDG. "A" STORAGE AREA. TOOK SEVERAL DAYS TO CLEAN UNDER THE BUILDING – A FEW TRIPS TO THE DUMP – DISPOSED OF ITEMS, JUNK/TRASH LEFT BEHIND BY PREVIOUS MANAGEMENT. ALL COMPLETE AND CLEAN.

MANAGER REPORT – JUNE 2020 (AS OF 6/22/20 FOR HOA MTG)

-FOUR POINT PAINTING – ALL FINISHED. CURT WALKED ENTIRE BUILDING WITH CARLOS, FOREMAN FOR FOUR POINT AND ALL LOOKS GREAT.

-BLACK GOLD ASPHALT ON PROPERTY - "SLURRY SEAL" Began Monday, 6/1 – Completed 6/4. Had a daybreak due to weather and coordination w/Mammoth Disposal - moving dumpsters. All finished and looks GREAT.

-ELECTRICAL PANELS – 395 ELECTRICAL, INC. / MIKE KING WALKED PROPERTY WITH MGMT TO GO OVER PLANS FOR PANEL INSTALL

-395 – MIKE IS CLOSE TO BEING FINISHED WITH ALL EXTERIOR "COMMON AREA" LIGHTING – WAITING FOR SOME ORDERED LIGHTS AND SHOULD BE FINISHED IN JUNE.

-MAMMOTH SPA CREATIONS – HERE TODAY 6/3 INSTALLED THE NEW POOL HEATER. MANAGEMENT HELPED WITH REMOVAL & MOVING NEW HEATER TO PUMP ROOM.

MAMMOTH COMMUNITY WATER DISTRICT – BACKFLOW PREVENTION ASSEMBLY/ASSEMBLIES TEST. TEST WAS COMPLETED BY CERTIFIED PLUMBER, A&D PLUMBING – ALL PAPERWORK COMPLETED AND SENT TO WATER DISTRICT. PLUMBER SAID ALL LOOKED GOOD IN EACH PUMP ROOM.

-MAMMOTH LOCK & KEY – FINAL & FINISHED REMAINDER OF FRONT DOOR LOCKS/INSTALL OF NEW LOCKS & MASTERED TO HVV KEY. WAS UNABLE TO COMPLETE UNITS:

#124 (HOMEOWNER DID NOT SUPPLY HVV OFC WITH KEY TO RESORTLOCK)

#126 (IN NEED OF LONGER SETBACK/THROW)

#128 BOB, MLK WOULD NOT DO DUE TO TENANTS IN UNIT. THESE HOMEOWNERS WILL HAVE TO CONTACT A LOCKSMITH TO COMPLETE THE PROCESS AND HAVE LOCKS KEYED TO HVV MASTER.

-CRITTERS IN WALLS! HVV OFFICE WAS NOTIFIED BY UNIT #113 OF NOISE COMING FROM INSIDE COMMON AREA WALLS BETWEEN UNITS. MANAGEMENT USED EXPANSION FOAM TO PATCH AND SEAL UP VOIDS IN SIDING AND WALLS. MANAGEMENT SET TRAPS (LIVE TRAPS & BAITED) – TOOK A WEEK & CAUGHT A SQUIRREL. AS OF 6/21 NO MORE NOISE!

-RESIDENTIAL LIGHTING – EXTERIOR FRONT DOOR/BALCONY. ENTIRE BLDG. "C" WAS COMPLETED BY MANAGEMENT AFTER EXTERIOR PAINTING WAS COMPLETED.

UNITS: #13 STILL WAITING TO COMPLETE DUE TO RENTERS NOT WANTING MGMT TO ENTER UNIT DUE TO OUT OF TOWN – COVID. HOPE TO COORDINATE WHEN THEY RETURN #113 – WAITING FOR GO AHEAD FROM FULL TIME OWNER – DUE TO COVID & MEDICAL ISSUES. WILL COMPLETE WHEN THEY CAN GIVE US THE GO-AHEAD.

SOLAR LIGHTING – MANAGEMENT INSTALLED AT EVERY WALKWAY THROUGHOUT COMPLEX.

-PIER REPLACEMENT @ BUILDING “A” – REMOVAL OF OLD PIER – REPLACEMENT OF NEW COMPLETED WITH NEW CONCRETE. MANAGEMENT PAINTIED ALL AFTER COMPLETED.

-REPLACED ALL POOL FURNITURE TO POOL AREA, TABLES/UMBRELLAS, CHAIRS & BBQ. MOVED PICNIC TABLES, CHAIRS, BBQ TO LOWER AREA NEAR OFFICE.

WATER LEAK – JUNE 2, 2020

UPON ROUTINE WALKING OF UNITS MANAGEMENT FOUND WATER DAMAGE IN UNIT #41 –

ALL WHICH TRANSPIRED WAS SENT IN EMAIL FORM TO THE HOA BOARD OF DIRECTORS THE DAY THIS WAS FOUND ON JUNE 2, 2020.

MANAGEMENT HAS LOGGED ALL ACTIVITY IN ALL UNITS & ANY CORRESPONDENCE TO & FROM HOMEOWNERS INVOLVED. KLARK TAPIA HAS KEPT IN CLOSE CONTACT WITH ALL.

THIS IS STILL ON-GOING WITH UNIT #41 TAKING THE BRUNT OF ALL DAMAGES. INSURANCE ADJUSTER WAS HERE MONDAY, JUNE 15, 2020. MANAGEMENT ISSUED KEY FROM HVV OFFICE. ADJUSTER WALKED ONLY UNIT #41, TOOK PHOTOS AND NOTED AND TOLD MANAGEMENT THAT HE DETECTED MOLD COMING THROUGH THE FLOOR BETWEEN UNITS 42 & 41. ON-SITE MANAGEMENT HAS KEPT DAILY LOGS OF WHO HAS COME & GONE THROUGHOUT THIS PROCESS ISSUING KEYS WITH OWNERS PERMISSION TO INCLUDE – NOMADNESS RENTAL COMPANY MAINTENANCE PERSONNEL, PLUMBER, SERVICE MASTER & INSURANCE ADJUSTER.

POWER OUTAGE – MANAGEMENT NOTIFIED HOMEOWNERS AND RESERVATION COMPANIES OF SCHEDULED MAINTENANCE POWER OUTAGE – TUESDAY, JUNE 23, 2020 8AM-6PM VIA EMAIL.

MANAGEMENT WAS TOLD TO POST 2 SEPARATE AGENDAS FOR THE LAST BOARD MEETING ON JUNE 11TH. RUTHIE SAID HERS WAS OFFICIAL AND MATTHEW SAID HIS WAS OFFICIAL AND TO POST BOTH.

UNIT #132 – STUDIO/LOFT “SOLD” ESCROW TO CLOSE JULY 15TH.

OCCUPANCY AND OTHER INCIDENTALS - END OF JUNE.

MANAGEMENT WILL REVISE AND UPDATE JUNE 2020 REPORT AT
END OF MONTH.