

## HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION

### Board of Directors Regular Meeting

#### Agenda

**Date of Meeting: Saturday, June 27, 2020**

**Time: 9:00 AM Exec Meeting Following**

**Location: Hidden Valley Common Area Room.**

**Topic: HVV Regular Meeting June 27, 2020 Zoom Meeting**

**Time: Jun 27, 2020 09:00 AM Pacific Time (US and Canada)**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/87094327729?pwd=MUVoYWdDN1BDVU1tQ2R6dG02UEpmZz09>

**Meeting ID: 870 9432 7729**

**Password: 094138**

**If you have difficulty accessing the zoom meeting you may call (760) 500-0740**

**MEETING RULES:** No [audio or video recording](#) allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting.

1. Call to order by President Ruth Wheeler
2. Roll call. Record Board Members, Management, owners and guests present
3. Orders of the day, count of homeowners who wish to speak, time keeper, Primary meeting goals.
4. Changes to order of agenda
5. Recusals
6. Approval of Minutes

#### **Consent Agenda**

1. Request for items to be pulled from the consent agenda.
2. Statement to adopt the consent agenda "Without objection, the remaining items (or all the items if none have been pulled) are adopted by general consent."

#### **Treasurers Report/Financial Review by board members.**

1. Financial Snapshots for March, April, May
2. Action to be taken for owners in arrears if any

3. Follow up on challenge by homeowner of board failure to perform fiduciary duties [Report on Board Follow through to investigate possible board failure to perform fiduciary duties regarding financial oversight and treasurer performance](#)
4. Motion to accept the treasurer's report

### **Business/Action/discussion Items**

- I. Management Items (See management reports and daily log in consent agenda)
  - A. Review of summer Projects at Hidden Valley
  - B. Report on Water Heater Failures and repairs for affected owners (approval of work requests if any)
  - C. Approval of Chimney Sweeping bid
  - D. Summer Roofing inspections and maintenance
  - E. Fireplace replacements required by 2022
  - F. Homeowner requests for management assistance
  - G. Discuss shifting responsibility of newsletter from BOD to management
  - H. Notification process for rule infractions
  - I. Pool issues
  - J. Request by Management to address any homeowner open forum items that relate to management - 3 minutes per homeowner
- II. Board Possible Action Items
  - A. Process and action for vote on rules change demanded by Mike and Laura Tikunoff, Jamie and Tim Kelly, Andrew Khodaverdian, Mary Kubiscahta. [Cover Letter for 5% of Owners Demand for Rule Reversals of 2.1 and 4.5](#)
  - B. New correction from Tim Sanford for voting rules
  - C. Preliminary development of 2021 Budget
  - D. Preliminary work on 2021 Reserve Study
  - E. Procedure for Homeowners Delinquent with Monthly Dues
  - F. Possible Purchase of machinery for snow removal
  - G. SuddenLink negotiations (see report in Consent agenda)
  - H. Board Confidentiality Policy
  - I. Possible necessity for CC&R amendments
  - J. Meeting Agenda and board conduct
- III. Discussion Items with possible action
  - A. Evaluation of Responses to COVID-19 issues by homeowners, management and board.
  - B. Conflict of interest

- C. Possible formation of committee to investigate defamatory statements made regarding owners, managers, and directors and liability to HOA

**Violations, Warnings, and Fines**

- 1) Failure to notify management of occupancy
- 2) Miscellaneous violations reported by management
- 3) Request for hearing re occupancy and parking violation by homeowner.

**Homeowner Forum: Open Forum.** During open forum, each attendee may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the top of this agenda

**Board Meeting Dates for the remainder of 2020**

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 Homeowners Meeting November 14, 2020 2:00 Mammoth Library.

**8. Adjourn to executive session.**

- a. Items discussed in exec session

**9. Meeting 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 and Action
- 3. Warnings and Fines
- 4. Disciplinary hearings.

5. Personnel issues.
6. Individual unit owner issues
7. Contract Proposals and Acceptance
8. Legal actions
9. Board Operations and Protocol