

HIDDEN VALLEY MANAGER REPORT

JULY & AUGUST 2022 (As of September 23, 2022)

IN ADDITION TO MANAGEMENT DAILY DUTIES:

-C. HOUSE PROPERTY MANAGEMENT –

MAMMOTH LANDSCAPE COMPANY – CONTRACTOR HIRED WITH A CREW OF SIX.

CLEARED ALL DEBRIS & HAULED OFF PROPERTY – EXCESSIVE PINECONES & PINE NEEDLES TO INCLUDE BROKEN TREE BRANCHES AND SMALL LOGS & LIMBS FROM AROUND ALL BUILDINGS REMOVED & RAKED TO PROPERTY LINE AND HILLSIDE BELOW POOL AREA BETWEEN BLDGS. D & K. PAID: \$3840.00. BILLED TO C HOUSE PROPERTY MANAGEMENT

HIRED PAINT CONTRACTOR TO MAKE ALL REPAIRS TO DRYWALL & PAINTED TO INCLUDE KITCHEN CABINETS / BATHROOM OF ASSISTANT MANAGERS STUDIO CONDO. PAID: \$2200. + PAINT & SUPPLIES: \$500 = \$2700.00. BILLED TO C HOUSE PROPERTY MANAGEMENT

-HVV CONTRACTED PROJECT COMPLETIONS AND ONGOING TO INCLUDE:

-NEW FRONT DOORS – EASTERN SIERRA DOOR COMPANY

- TO DATE SUMMER 2022 - TOTAL OF 6/DOORS INSTALLED. EXTERIOR PAINTED BY MANAGEMENT – REINSTALL OF UNIT NUMBERS & DOOR LOCK KEYED TO HIDDEN VALLEY MASTER KEY BY MAMMOTH LOCK & KEY. COMPLETED UNITS: 6, 17, 18, 40, 41, 45. MANAGEMENT WILL CONTINUE TO COORDINATE WITH TWO ADDITIONAL HOMEOWNERS OF UNITS: 19 & 33. DOORS HAVE BEEN ORDERED.

-BLACK GOLD ASPHALT –

- COMPLETED SLURRY SEAL COAT - JULY. ENTIRE PARKING LOT / DRIVEWAY. WAS A BIT CHALLENGING THIS YEAR DUE TO HIGH OCCUPANCY AND LARGE NUMBER OF VEHICLES ON PROPERTY. \$8500.

-ALLIED GENERAL CONTRACTORS –

- LOWER SPA CONCRETE DECKING REMOVAL & REPLACEMENT. INCLUDED: DEMO OF ENTIRE DECKING INCLUDED WATER DAMAGED / ROTTED WOOD UNDER STRUCTURE. HAULED OFF ALL DEMO MATERIALS. RESTRUCTURED & NEW SUPPORTS OF ALL ABOVE GROUND DECKING AND NEW CONCRETE DECKING INSTALLATION. \$46,500.
- CONCERNS – MANagements OPINION: NOTICED AND INFORMED CONTRACTORS AS THEY WERE PERFORMING JOB THAT SPA DECK DOES NOT SLOPE 1/4" PER FOOT AWAY FROM THE BODY OF WATER TO PREVENT CONTAMINATED WATER FROM RE-ENTERING THE SPA. WATER IS NOT PROPERLY DRAINING TOWARDS THE 4/DRAINS IN THE DECKING. ALSO, SPA COPING EDGE DOES NOT CANTILEVER OVER THE SPA 1 1/2" FOR THE PURPOSE OF A HAND GRIP.
- MANAGEMENT ALSO NOTED THAT THE CONCRETE SLOPES TOWARDS THE SAUNA DOOR AREA WHERE WATER COULD ACCUMULATE CAUSING WINTER ICE BUILD UP AND ACCIDENTS.
 - o AFTER BRINGING THESE ISSUES TO CONTRACTORS ATTENTION – THE CONTRACTOR, BEN ATWOOD INSTALLED ANOTHER LARGER WATER DRAIN IN THE AREA AT THE SAUNA DOOR.
 - CURRENTLY ADDRESSING THESE ISSUES WITH ALLIED CONTRACTOR / BEN ATWOOD.

-AQUA CREATIONS –

- RESURFACING OF THE LOWER SPA WAS STARTED ON SEPT. 19TH THROUGH SEPT. 24TH. EVERYTHING WENT AS PLANNED WITH ONE EXCEPTION – AQUA CREATION / RICHARD DIETZ ADDED A SPLIT DRAIN TO THE SPA AT NO EXTRA CHARGE TO HIDDEN VALLEY.
- **CONCERNS** – RICHARD INDICATED THAT HIS OFFICE HAD A PREVIOUS MEETING VIA PHONE CALL WITH ALLIED GENERAL CONTRACTORS TO DISCUSS THE “COPING” TO EXTEND OVER THE SKIMMER AREA OF THE SPA TO HELP ALLEVIATE THE ISSUE WITH SHUTTING OFF WHEN PEOPLE SIT IN FRONT OF THE SKIMMER AREA. THIS DID NOT HAPPEN WHEN THE CONCRETE DECKING WAS POURED. RICHARD DECIDED TO ADD A “SPLIT” DRAIN IN THE BOTTOM OF THE SPA TUB TO SOLVE THE PROBLEM AT NO CHARGE. THE COST FOR A SPLIT DRAIN WOULD HAVE BEEN-\$3500.

-MAMMOTH SPA CREATIONS –

- DURING JULY, THE UPPER SPA PUMP WENT OUT. REPLACEMENT WAS TAKING LONGER THAN EXPECTED. DUE TO LOWER SPA STILL UNDER CONSTRUCTION MANAGEMENT HAD SPA CREATIONS REMOVE THE LOWER SPA PUMP (PURCHASED 2022) AND REINSTALL AT THE UPPER SPA. NEW PUMP ORDERED & WAS INSTALLED AT THE LOWER SPA PUMP ROOM. IS STATE OF THE ART AND WORKING PERFECTLY.

MONO COUNTY HEALTH ENVIRONMENTAL DEPARTMENT – MANAGEMENT WILL CONTACT MONO COUNTY AFTER LOWER SPA IS COMPLETED FOR FINAL INSPECTION. ONCE INSPECTED AND PASSED, PER LOCAL REQUIREMENTS LOWER SPA WILL BE OPENED FOR USE.

395 ELECTRICAL INC. –

NEW ELECTRICAL PANEL WAS INSTALLED AT UPPER POOL / COMMON AREA INVOICED @ \$6125. TOOK LONGER THAN EXPECTED DUE TO SO. CAL. EDISON SCHEDULING. ENTIRE UPPER COMPLEX IS NOW COMPLETED WITH NEW EXTERIOR ELECTRIC METERS.

-COMPLEX MAIN SEWER CLEAN OUTS –

ANDERSON PLUMBING SNAKED OUT ALL BUILDINGS ON PROPERTY WITH EXCEPTION OF OFFICE BUILDING & BLDG. “H.” FOUND ALL BUILDINGS TO BE IN GOOD SHAPE WITH EXCEPTION AT BUILDING “I” – FOUND TO BE AN EXCESSIVE AMOUNT OF “GREASE” BUILDUP. COULD BE DUE TO BUILDING SITTING AT LOWEST ELEVATION ON PROPERTY.

BUILDING “H” CLEAN OUT – COULD NOT BE LOCATED BY ANDERSON PLUMBING NOR ONSITE MANAGEMENT. MANAGEMENT CALLED: – HOWARD’S PLUMBING / MAMMOTH LAKES CONTRACTOR AND THEY TOO COULD NOT FIND THE “CLEAN OUT” BUT DID INDICATE THAT THEY CAN INSTALL AND OR CLEAN OUT THIS YEAR THOUGH AN INDIVIDUAL UNIT CRAWL SPACE AND TAP INTO A SEWER “Y.” MANAGEMENT HAS LEFT MESSAGES WITH MOUNTAIN PLUMBING WHO CLEANED OUT DRAINS IN 2018. THEIR REPORT OF THE LOCATION OF THE CLEAN OUT IS UNCLEAR. WE CAN NOT FIND THE CLEAN OUT ACCESS. WE HAVE CALLED NUMEROUS TIMES BUT HAVE NOT HAD A RETURN PHONE CALL. MANAGEMENT RECOMMENDATION IS TO INSTALL A NEW CLEANOUT FOR BUILDING H.

ANDERSON PLUMBING ESTIMATE (\$6000 – APPROVED BY BOD WAS REVISED AND DEDUCTED BLDG. “H” – INVOICED @ \$5500. PAID. WORK WAS BUDGETED @ \$9000. BALANCE OF RESERVE FUNDS FOR THE PROJECT IS \$3,500.

-BLIZZARD FIRE PROTECTION –

ANNUAL FIRE EXTINGUISHER INSPECTION – ALL COMPLEX EXTINGUISHER INSPECTION & SERVICING WAS COMPLETED IN AUGUST. INVOICED @ \$837.50. PAID.

- WAS BROUGHT TO MANagements ATTENTION TO BE COMPLIANT WITH CALIFORNIA LAWS AT LEAST 24 EXISTING EXTINGUISHERS WILL NEED FURTHER INSPECTION & TESTING IN 2023 WITH AN ESTIMATE OF: 24 – 5/POUND EXTINGUISHERS IN NEED (2023) THE 12/YEAR HYDRO TESTING PERFORMED @ \$50 X 24 = \$1200.00 TO INCLUDE OTHER FEES BRINGING THE ESTIMATE FOR 2023 = \$1620.00.

-ALPINE STOVE & FIREPLACE –

ANNUAL CHIMNEY AND FIREPLACE INSPECTION / CLEAN / SERVICING WAS COMPLETED IN AUGUST WITHOUT EVIDENCE OF ISSUES TO CHIMNEY STACKS AND OR FLUES. \$2960.00.

9/ADDITIONAL “PELLET” STOVE SERVICE/CLEANING COMPLETED ON 9/22. HOMEOWNERS TO BE BILLED (\$75) ON THEIR NOVEMBER HOA STATEMENT PER BUTNER’S OFFICE.

MANagements FIRST TIME WORKING WITH ALPINE STOVE AND FOUND OWNER AND HIS CREW TO BE VERY PROFESSIONAL AND KEPT IN CONSTANT CONTACT WITH MANAGEMENT THROUGHOUT THEIR WORK HERE AT HVV.

FREEMAN ROOFING –

WE HAVE SCHEDULED A DATE TO BEGIN THE RETRO FITTING OF FIVE CHIMNEY CHASES TO BEGIN FIRST WEEK OF OCTOBER. MIKE FREEMAN INDICATED THAT HIS CREW WOULD PERFORM THE ANNUAL ROOF INSPECTION / MAINTENANCE AT THE SAME TIME. CHASES INCLUDE:

BLDG. “C” 1/CHASE

BLDG. “D” 1/CHASE

BLDG. “F” 2/CHASES

BLDG. “K” 1/CHASE

-DEWEY PEST CONTROL – QUARTERLY FEE \$126.

HAVE HAD PEST CONTROL COMPANY ON PROPERTY COUPLE OF TIMES RECENTLY DUE TO “CRITTERS” IN THE WALLS OF COMPLEX BUILDINGS. HAVE ADDRESSED ALL BUILDINGS. WILL REVISIT HIDDEN VALLEY IN THE FALL AND BAIT ALL BUILDINGS THROUGH CRAWL SPACES.

DID HAVE PEST CONTROL HERE EARLIER IN THE SUMMER DUE TO LARGE NUMBER OF MOTHS IN AND AROUND CONDO UNITS. BOTH FOUR LEGGED CRITTERS AND SEASONAL MOTHS HAVE BEEN AN ONGOING ISSUE THROUGHOUT THE SIERRA ACCORDING TO DEWEY PEST CONTROL.

-FLORES CARPET CLEANING –

ALL CARPETS CLEANED – ENTIRE OFFICE BUILDING TO INCLUDE BOTH MANAGERS UNITS / STAIRS / COMMON AREA & OFFICE. TOTAL COST \$350.

JULY 2022 OCCUPANCY

9 = RENTAL COMPANIES WHO WORK WITH THE HIDDEN VALLEY OFC ON REGULAR DAILY BASIS.

26 = LOCAL/MAMMOTH RENTAL COMPANY HIDDEN VALLEY SHORT TERM RENTAL UNITS.

29 = HOMEOWNER INDIVIDUAL SHORT TERM RENTAL UNITS (RENT OWN UNIT USING VRBO, AIRBNB, others).

55 = TOTAL SHORT TERM NIGHTLY RENTAL UNITS.

171 = HOMEOWNER & OWNER GUEST NIGHTLY STAYS.

783 = NIGHTLY RENTAL UNIT STAYS (RENTAL COMPANIES, AIRBNB, VRBO, others.

954 = TOTAL = NIGHTLY UNIT STAYS FOR JULY 2022)

1 = UNIT KEYS ISSUED TO GUESTS THROUGH THE HIDDEN VALLEY OFFICE PER OWNER REQUEST.

5 = FULL TIME ON PROPERTY OCCUPIED (YEARLY RENTALS).

0 = FULL-TIME ON PROPERTY OWNER-OCCUPIED UNITS.

UNITS LISTED FOR SALE:

Unit #45 Studio 1/bath = \$375000.00 –W/ESCROW DUE TO CLOSE AUG. 10TH.

Unit #109 1/bed 1/bath = \$509000.00 (Original \$529000.00 price)

Unit #15 Studio 1/bath = \$380000.00 – W/ ESCROW DUE TO CLOSE AUGUST.

AUGUST 2022 OCCUPANCY

9 = RENTAL COMPANIES WHO WORK WITH THE HIDDEN VALLEY OFC ON REGULAR DAILY BASIS.

27 = LOCAL/MAMMOTH RENTAL COMPANY HIDDEN VALLEY SHORT TERM RENTAL UNITS.

29 = HOMEOWNER INDIVIDUAL SHORT TERM RENTAL UNITS (RENT OWN UNIT USING VRBO, AIRBNB, others).

56 = TOTAL SHORT TERM NIGHTLY RENTAL UNITS.

213 = HOMEOWNER & OWNER GUEST NIGHTLY STAYS.

538 = NIGHTLY RENTAL UNIT STAYS (RENTAL COMPANIES, AIRBNB, VRBO, others.

756 = TOTAL = NIGHTLY UNIT STAYS FOR AUGUST 2022)

5 = UNIT KEYS ISSUED TO GUESTS THROUGH THE HIDDEN VALLEY OFFICE PER OWNER REQUEST.

5 = FULL TIME ON PROPERTY OCCUPIED (YEARLY RENTALS).

0 = FULL-TIME ON PROPERTY OWNER-OCCUPIED UNITS.

UNITS LISTED FOR SALE:

Unit #45 Studio 1/bath = \$375000.00 – SOLD - ESCROW CLOSED AUG. 10TH. Received escrow closing info from Butner's office.

Unit #109 1/bed 1/bath = \$509000.00 (Original \$529000.00 price) –SOLD - ESCROW CLOSED 9/1/22.

Unit #15 Studio 1/bath = \$380000.00 – SOLD W/ ESCROW CLOSED AUG. R^D. Received escrow closing info from Butner's office.

Unit #28 Studio/loft 2/bath = \$498000.00 –

FROM MANAGEMENT –

-MANAGEMENT REMOVED APPROX. 1/CORD OF FIREWOOD FROM BALCONY @ UNIT #3 – MADE ALL REPAIRS TO BALCONY – REPLACED / RESTACKED FIREWOOD ON BALCONY.

-FALL TO DO LIST – COMPLETED:

-POOL AREA FURNITURE & BBQ REMOVED AND PLACED IN WINTER STORAGE AREA UNDER BUILDING “I.”

-PICNIC / GAME AREA AT LOWER COMPLEX FURNITURE & BBQ REMOVED AND PLACED IN WINTER STORAGE AREA UNDER BUILDING “I.”

-ALL RAILROAD TIES REMOVED FROM PARKING LOT AND PLACED IN WINTER STORAGE AREA – BOTTOM OF COMPLEX.

-ALL WINTER SNOW STAKES HAVE BEEN INSTALLED THROUGHOUT COMPLEX.

-SWIMMING POOL WAS DEEP CLEANED AND POOL COVER PLACED ON POOL.

-WINTER SUPPLIES INVENTORIED – SNOW ICE MELT / HAVE 17 BAGS IN STORAGE. WILL ORDER/PURCHASE 3/NEW SNOW SHOVELS.

-COMPLEX TRUCK – SERVICED WITH OIL CHANGE AND ALL INSPECTED. READY FOR WINTER!

-SCHEDULED SNOW BLOWER (TWO) SERVICE – SPARK PLUGS / OIL CHANGE / GREASE GEARS / AIR FILTER / TUNE UP.

-EMAILED ALL HOMEOWNERS WITH PATIO FURNITURE ON LANDINGS TO PLEASE HAVE REMOVED BY OCTOBER 31ST.

-MANY HOMEOWNERS HAD AND HAVING WOOD BURNER INSERTS REPLACED OR INSTALLING PELLET STOVES PER MAMMOTH LAKES FIRE DEPARTMENT ORDINANCE 20-01. DEADLINE OCTOBER 31, 2022.