

Annual Owners Meeting

2:00 PM Saturday, November 18, 2023

Via ZOOM and Mammoth Lakes Library, Ellie Randol Meeting Room

ZOOM Invite Link <https://us06web.zoom.us/j/84897746628?pwd=qZldHgYv3ys4qSbJhT0LC6>

Meeting ID: 848 9774 6628

Passcode: 411608

1. Welcome to Owners

- A) Call to order by President Jim Murphy
- B) Introduction of Board of Directors and Management Team.
- C) HVV Owners Self-Introductions
- D) Announcements
 - 1) Quorum Requirements;
 - 2) Introduction of Steve Latshaw, Inspector of Elections.
 - 3) Recognition of Board Members, Management, and Owners.

2. Election of new Board Directors

Inspector of Elections to tabulate votes.

3. Review of the Year

- A) Major accomplishments at Hidden Valley Village
 - 1) Maintenance Items:
 - Lower Jacuzzi and Deck completed.
 - Chimney chase and Roofing Repairs
 - Exterior and Interior Repairs for units damaged by the 2023 excessive snowfall-ongoing, should be completed by year-end 2024
 - Minor repairs to cracks in the driveway.
 - Chimney sweeping-done on an annual schedule.
 - Heater Maintenance to be completed prior to year-end.
 - Routine seasonal transitions for landscaping, signage, and winter snow stakes
 - 2) Committee work:
 - Architectural Committee of Niki Yoblonski and Jeff Risse along with management have continued with the streamlined process and documentation of owner initiated improvements for HVV units. -Thank you to outgoing Board member Niki for her contributions to this committee
 - Rules Enforcement Committee of Jim Murphy, Ruth Wheeler, and Brian Johnson along with management established a process for rules enforcement which is used only when management is unable to correct violations by communicating with owners. Transparency of rule enforcement issues is accomplished with an anonymous listing of violations and Board actions in the consent agenda of each meeting.
 - 3) Management contract:
 - awarded to C.House Property Management through June 2024.
 - 4) Board/Management Actions to Perform Fiduciary Obligations:

- The required Balcony and Stairway Inspections were completed at a cost lower than predicted.
- Board in conjunction with Butner HOA Services, performed all tasks required to implement a necessary special assessment to cover snow removal costs.
- Negotiated with State Farm and Insurance consultants to work toward fair compensation from the insurance company for damages caused by the unusual and extraordinary Snow event of 2023 – This is on going.
- Fire Extinguisher inspections as required by Mono County
- Updated the pet rule to comply with State and Federal regulations.
- Adopted a uniform design for Chimney Chases to be upgraded over the next few years.
- Assessed Fines to 4 owners for violations of HVV CC&R and Operating Rules

4. The Coming Year and Beyond

A) 2024 Reserve Projects:

- Painting of all buildings-The Paint on the buildings is in good condition so this will likely be modified to include some buildings in 2024 and others in 2025.
- Entry doors replacement, phased, up to 10/year;
- Pool Fence replacement
- Chimney chase upgrades
- Driveway slurry coat
- Miscellaneous Unscheduled Expenses (up to \$10,000/year)
- 2024 Required Reserve Study.

B) Future Reserve Projects:

- upper Jacuzzi jets & concrete decks around the pool.
- Possible roofing upgrades when roofs are replaced

C) Management report & comment.

5. Treasurers Report and Financial Review

A) Annual Financial Report from the Treasurer

B) Delinquencies

C) 2024 Budget Review & Monthly Assessment for 2024

D) Reading of Tax Resolution.

6. Voting Results and Election of 2023 Board Officers

A) Announcement of Board of Directors Election Results by Inspector of Elections.

B) The Board will reconvene the Adjourned Regular meeting of the Board to Elect Officers and set the regular Board meeting dates after adjournment of this meeting.

7. Homeowners Forum / Open Floor

8. Closing Announcements.

9. Adjourn Meeting.

