

**HIDDEN VALLEY VILLAGE OWNERS
ASSOCIATION
Board of Directors Meeting**

MINUTES

Date of Meeting: May, 28 2023

Time: 5:30 pm – 7:30 pm

Location: Hidden Valley Village Common Area Room

Also Join by Zoom Meeting

<https://us06web.zoom.us/j/2257116731?pwd=ZWM5SXBJR29BMWRvcnJwYS8xWDM4UT09&omn=82847132770>

Meeting ID: 225 711 6731

Passcode: 445657

Hidden Valley Office: 760 934-7303 Email: manager@hiddenvalleymammoth.com

1. General

A. Call to order by President:

B. Roll call. Record Board Members, Management, owners, and guests present

Owners:

- Charlie McDonald Unit #20
- Jeannie Rogers Unit #127
- Mike Tikunoff #38 & #21
- Jen Waterman #129
- Courtney Fischer #33

Board:

- Present: Deb Martin, Susan Kirkgard, Tricia Gomez, Ruth Wheeler, Nick Roberts
- Absent: Jim Murphy, Brian Johnson

Management: Present

Guests: Benjamin Romo, ISU Massie & Beck Insurance

C. Announcements/Orders of the day/Items discussed in Executive Sessions -
NONE

D. Any items pulled from the consent agenda to be heard special, changes to order of agenda and recusals. NONE

E. Homeowner Forum: 15 minutes (Comments on Agenda or Non-Agenda Items)

****Homeowners are also encouraged to submit comments and suggestions to the board via email at bod@hiddenvalleymammoth.com NONE*

2. Consent Agenda Items

A. Approval of minutes from previous meetings

B. Treasurers Review, ratification of expenditures over \$2,000 and/or expenditures from the reserve account.

C. Ratification of Architectural Committee approvals of work order requests

D. Reports and ratification of actions from Rule Enforcement Committee

E. Informational Reports: (1) Management Report (2), (3),....

3. Agenda Item 1: Discussion and Possible Action: Insurance Non-Renewal

Benjamin and the Board discussed the fact that we've been insured at \$12 million and if we were to look to be fully insured at a current estimated replacement cost it may require up to \$38 million in coverage that would cost around \$300K per year in premiums. He shared that on average, the cost for property insurance is \$10k per \$1 million of coverage. Nick shared that he thinks this is prohibitive and that we should start at the current \$12 million. Mike Tikunoff is a contractor and shared that the replacement cost per sf that we should consider for the building of the "shell" is \$300 to \$350 per sf to build. Benjamin shared that \$300 per sf would then equate to \$19,191,900 (\$300 x 63,973 sf) total replacement cost. Ben shared that some policies have a co-insurance clause and that 8 of 12 carriers in CA have pulled out of CA.

Mike heard that because we were in a FEMA area due to storm season. Benjamin indicated that he felt it didn't apply in our situation as it is designed for wildfire. Ruth suggests that we double check on this with the CA state insurance commission. Susan will contact them.

The Board directed Benjamin to keep the \$20 million submitted request to CA Fair Plan and we'll see where it comes in. He will then also shop other carriers for \$15 million to \$20 million of property coverage, preferably blanket coverage. He will also get quoted coverage for general liability, D&O, municipal ordinance, and auto.

4. Agenda Item 2: Discussion and Possible Action: Reserve Study

Ruth provided an update on the reserve study walkthrough and process. Chris needs additional information to finalize the study, which will be available over the summer. He will provide a plan to paint over 4 years. Chris shared that overall the complex is in good condition. We're ok using future roofing funds now. It will be finalized for the November board meeting. Ruth shared that Chris indicated that we should expect a 35% increase to items in the reserve study.

5. Agenda Item 3: Discussion and Possible Action: Submission of CC&R pet rule change to allow owners to have 3 pets.

The Board discussed this and decided to table this item until the July meeting so any possible CCR changes can be made at once, if we need to look at our insurance language.

6. Agenda Item 5: Discussion and Possible Action: Treasurer's Report and Check approvals

Ruth shared the balance in the account and that the full report will be posted on the website as soon as she gets the final April statements. Ruth also shared that all units are current except for the 3 units that are

in small claims court. She anticipates having more information on this by next meeting. Ruth read off the larger expenditures needing approval. They were:

Operating/David Bloom Snow Shoveling	3/21/2024	\$ 10,160.00
Operating/Chris Flores-Insurance Repairs	3/31/2024	\$ 2,280.00
Operating/Alpine Stove-Annual Chimney Sweep	4/25/2024	\$ 4,340.23
Operating/Legal Services-Mechanics Lien	4/30/2024	\$ 2,195.00
Reserves/HCL-Pool Shower bldg materials	4/30/2024	\$ 905.89
Operating/CD Construction-Loader Service	4/30/2024	\$ 19,240.10
Reserves/A Re;iable Plumber-Sewer Snake-Pool bldg Shower	4/30/2024	\$ 8,840.00
Reserves/A+ Roofing-	5/17/2024	\$ 200,000.00
Reserves/A+ Roofing-	5/17/2024	\$ 107,566.33
Operating/Tim Sanford-Review Roof Contract	5/1/2024	\$ 2,195.50
Reserves/Chris Flores-Pool Bldg Showere	5/7/2024	\$ 9,828.49

MOTION: Ruth moved that the Board ratify the approval of all expenditures. Debra seconded and all present were in favor.

- 7. Agenda Item 6:** Discussion and Possible Action: Management items not included in the Management Report and report items on the consent agenda.

Management shared they want to purchase a metal storage system to store our flammable items. They recommend researching and will make a recommendation for the July meeting.

Management requests that the work request form be adapted to address the permitting. Tricia suggested that we add a second page to it that makes it clearer and also share some examples of common items. Management indicated that they will work with Tricia on any improvements.

Management shared that all units need to ensure that all firewood is covered with an official firewood retardant tarp. Management will send out an update to owners.

Management shared that the pool furniture fabric is failing and not sure how much longer it will last. Tricia requested that Management provide us with some information with options on different cost levels and how long they will last to make an informed decision. Management will email the Board with

options.

Announcements: All 2024 Regular Board Meetings begin at 5:30. Meeting Dates are: July 23, Sept.24. November Annual Meeting November 2, 2024

8. Adjournment

The regular meeting was adjourned at 7:52 pm.

**HIDDEN VALLEY VILLAGE OWNERS
ASSOCIATION**

Board of Directors Meeting

**CONSENT AGENDA
MAY 28, 2024**

****Board Ratification/Approval Items:**

- A. ** Approval of minutes from Mar 26, 2024
- B. **Ratification of Treasurers Review for Mar 26, 2024
- C. **Ratification of Architectural Committee approvals of work order requests
- D. **Report and Ratification of actions from Rule Enforcement Committee
- E. Reports and Informational Items:
 - 1. Management report - informational item

A. Approval of Minutes Minutes can be found on hiddenvalleymammoth.com website

B. Ratification of Treasurers Review and Treasurers Reports for Jan and Feb. Treasurers reviews can be found on hiddenvalleymammoth.com website

C. Ratification of Architectural Committee approvals and Board ratification of work order requests

The Architecture Committee moves that the following new work requests to commence work be ratified by the board. All work requests were approved by the Architectural Committee and the board via email. Owners may begin their projects at their convenience. Projects must abide by Hidden Valley rules and Town of Mammoth Lakes building requirements.

- Unit 4 - Additional layer of drywall on common wall (Permit not required)
- Unit 36 - New LVP flooring (Permit not required)
- Unit 41 - Window and slider replacement (permit required)
- Unit 43 - Window and slider replacement (permit required)
- Unit 107 - Vinyl plank flooring (permit not required)
- Unit 123 - Glass replacement in fixed window. No frame replacement. (Permit not required)

Motion 2 of 2: Work Completion Recognition & Recording The Architecture Committee moves that the following completed work requests be recorded & ratified by the board. All completed projects were approved by the board prior to starting; installation has been approved by management and copies of permits, if required, have been received.

- Unit 3 - new plank flooring (permit not required)

- Unit 35 - New wall heater (final permit confirmed by ToML)
- Unit 41 - Window and slider replacement (final permit received)
- Unit 43 - Window and slider replacement (final permit received)
- Unit 107 - Wood burning stove retrofit (final permit received)
- Unit 123 - Glass replacement in fixed window (no permit required)
- Unit 127 - Window replacement (final permit received)
- Unit 127 - Wood burning stove retrofit (final permit received)

D. Report and Ratification of actions from Rule Enforcement Committee

Log of Rule Enforcement Actions: -Unit numbers can be cross referenced in the Executive Session Minutes

-Unit numbers can be cross referenced in the Executive Session Minutes

-Unit A: -All Violations resolved and fines Paid in 2023

*12/11/2024 – Management reported illegal sleeping space and advertisement of excessive occupancy for the unit to the President. Air BnB add is titled “Huge 2BRLOFT@Village;Sleep 8 Mountain Oasis ...” Issue to be discussed at Jan 23 Exec. Session Board meeting.-On agenda for Jan 23 meeting.

*5/20/2024 - Management confirmed that airbnb advertisement has been updated to state occupancy of 6

-Unit B: - \$500 Emergency Special Assessment due

*10/14/22-10/16/22. Second offense Violation of Pet in STR No notification forms submitted prior to arrival. Owner contacted by management. Pet owner did not submit form.

*11/12/22-Due process Hearing number 1 - Owner did not attend hearing

*1/4/22-Notice of second Hearing sent

*1/17/22-Due process Hearing number 2 - Owner did not attend hearing

*1/23/22-Notice of \$500 fine with 30 Suspension of common area to follow if the fine is not paid within 30 days of the billing notice. Note: Suspension of Common area use to be instituted only if fine is not paid within 30 days of billing statement

*May billing statement will have the \$500 charge included for the unit monthly statement. Common area use will be suspended if the \$500 is not paid by June 15.

* Draft of Notice of suspension Letter ratified at May Meeting in case the fine is not paid by June 15.

*5/23/23-Courtesy email reminder to pay the \$500 fine sent by President, Jim Murphy

*6/23/23-Notice of Suspension Sent to Butners for delivery to tenant.

*8/7/23-Unit occupied without notification to managers during Bluesapalooza Festival-

*8/12/23-Notice of Hearing for \$250 fine for failure to notify management of occupancy. Sent to Butner’s to be forwarded to owner.

8/14/2023—Notice of hearing sent to Butner’s to be forwarded to owner

9/19/23 – Hearing held in Executive Session – Owners did not show up or send an email regarding the violation of failure to notify management about occupancy. Failure

to notify of occupancy is a consistent problem with this owner. Board fined the owner \$250

9/21/23 –Notice of fine sent to Butner’s for delivery to owners via email and snail mail.

*11/2/23 – Email correspondence with Butner HOA confirmed that we missed the 10 day requirement to notify owner of fine. \$250 fine not issued.

1/22/2024 – Delinquent HOA fees owed for Unit B verified by phone call to Butner HOA Services: \$500 Courtesy email request to pay outstanding fees reminder sent by treasurer to owner.

3/15/2024-Delinquent Fees owed for Unit B verified by phone call to Butner HOA Services: \$500

3/18/2024-Form

SC-100 submitted to Mammoth Courthouse to begin Small Claims court action against owner

5/1/2024-Small Claims hearing in Mono Court Judge Magit presiding

5/20/2024-Concluding arguments submitted. Verdict will be submitted via email.

Unit C: -Previous violation Resolved (listed on March minutes)

Unit D: - All violations resolved in 2023

-Unit E: - \$49 owed

*2/26/23-3/12/23- Multiple Violations of failure to report occupancy after repeated reminders by management. (documented reminders via email sent on 2/19/23 and 3/28)

*3/21/2023-Warning letter sent to Butners for delivery to unit owner

*3/31/2023 - Owner replied with a brief email stating that management was notified of occupancy. Jim will compose an email from the board to the owner to outline the issues property management is having with: no details on different people arriving/departing on specific dates,no contact info for different renters as required in CC&R and operating rules.

*4/15-17/2023-Several emails sent by Jim Murphy clarifying the correct method of notification of occupancy. Replies from owner indicating dislike of rule.

*4/22/2023 - Management received a text at 11:39PM. The text from the owner was ambiguous and combative regarding occupancy. Ruth Wheeler sent an email to the owner with a template that can be used for future notifications for occupancy. The owner was warned that late night texts to management were for emergencies only, Non-emergency late night texts constitute a nuisance (emails requesting that the owner comply with the rules were copied to entire Board and Management)

*7/2/23 – Owner again submitted running dates for occupancy via text-incomplete data omitted arrival and departure dates, name and contact of occupants.

*7/3/23 – Management emailed owner with request for correct information, owner replied with combative email.

*7/5/23 – Management requested a sit down meeting with owner, management and Board members on property

*7/7/23 – Meeting held, Owner expressed frustration at past situations of unit being used without her knowledge. This happened over 30 years ago, Board member R. Wheeler had the same problem, she assured owner that the new governing documents provided rules to protect owners from unauthorized use of their condo. She shared an example of a notification email to management to show how simple the process is. Management gave several examples of how they assist all guests including guest of unit E. President Jim Murphy assured owner that the board enforces the rules consistently for all owners and requested that owner follow the rules. Owner had questions about dog in str rule and management provided owner with forms and access to the website information. Management reiterated that the form is to be signed by the unit owner and guest and submitted prior to the arrival of the guest.

*7/9/23 - Email addressed to Jim Murphy from unit owner which indicated that the owner felt she was being treated unfairly and that she did not want to provide accurate notice of occupancy. President Jim Murphy responded with a short email stating that we heard the owners grievances and explained that the current board and management can't fix items that happened years ago. He reiterated "Please follow the current rules so that the future will avoid the types of issues you have experienced in the past.

*8/2/23 – Nuisance complaint filed by adjacent owner – Barking dog left unattended in unit. Confirmed by management. Email sent by management to notify owner of problem. Paperwork for pet was received prior to guest on property. Owners of pet not in compliance with ADA regulations regarding service animal left unattended in rental unit.

*8/3/23 – Notice of hearing for \$250 fine for nuisance to be held at Sept Board meeting sent to Butner's to be emailed and snail mailed to owner

9/19/23 – Hearing held in Executive Session – Owner did not show up or send an email regarding the violation of barking dog nuisance. Board fined the owner \$250 for first offense nuisance

*9/21/23 – Notice of fine sent to Butner's for delivery to owners via email and snail mail.

*11/19/23 – payment of \$250 fine is delinquent.

*12/15/2023 – Treasurer reminded owner of past due amount. Via email response to owners request for evidence regarding the pet that was in her unit being off leash. The fine issued was for a nuisance violation, not a pet off leash problem.

*12/21/2023 – Delinquent fees owed for unit E verified by phone call to Butner HOA Services. \$250 – Courtesy request to pay outstanding fees. Reminder sent by treasurer to owner.

*1/11/24 – Notice of hearing for consideration of 30 day suspension of common area for \$250 delinquent account sent to Butner's

*1/23/24 – Hearing Held owner did not show up. Board will give unit owner until Feb. 15 to pay the fine. Suspension of common area will be from March 1-30, 2024 if fine is not paid.

*2/29/2024 – Monthly Financial statement shows that all but \$49 have been paid.

-Unit F: - All Violations resolved in 2023.

-Unit G: - All violations and fines resolved in 2023

-Unit H: -\$1750 in fines due

*5/3/2023-Drywall and Fireplace retrofit work begun without Notification via HOA Work Permit form-Owner failed to respond to phone calls, texts, and emails by both Management and Board member - On Agenda for board discussion/Action. **Tenant in adjacent unit complained of nuisance noise.**

*5/16/23-Board discussed and voted unanimously to fine the owner \$250 for combined offense of first offense nuisance and failure to submit work request form.

*5/21/23 – Notice of hearing for proposed fine emailed to Butner to be sent to owner

7/3/23 – Tenants in unit without notice of occupancy

7/5/23 – Notice of hearing for \$250 proposed fine for failure to notify management of occupancy emailed to Butners to be sent to owner along with Previous notice of proposed fine for nuisance with updated zoom meeting information.

7/13/23 – Ratification of hearing notices in open meeting.

7/18/2023 – Owner did not show up to hearing. Fine of \$250 levied for nuisance, and failure to notify management of occupancy

7/20/2023 – Notice of fine sent to Butners to email and snail mail to owner

8/7/2023 – Management noted that unit was occupied without notice during Bluesapalooza Festival (First week in August, 2023) and reported to the board

8/12/2023 – Notice of hearing for \$500 **second offense** fine for failure to notify management of occupancy drafted and sent to Board for review.

8/14/2023—Notice of hearing sent to Butner's to be forwarded to owner

9/19/23 – Hearing held in Executive Session – Owner did not show up or send an email regarding the second violation of failure to notify management about occupancy. Failure to notify of occupancy is a consistent problem with this owner. Board fined the owner \$500

9/21/23 –Notice of fine sent to Butner's for delivery to owners via email and snail mail.

10/31/23 – Management notified Board member that unit was again occupied for STR without notification: Unit occupied on weekend of Oct. 20,21, Unit was walked on Oct 22 and found to have been occupied

11/1/23 – Notice of hearing for **third offense** potential fine of \$1,000 plus loss of common area use for 60 days. Sent to Rules Enforcement committee and management for review.

11/2/2023 – Notice of Hearing sent to Butners to be sent to owner. Hearing set for Exec session Nov. 18, 2023

11/18/2023 - Hearing held in Executive Session – Owners did not show up or send an email regarding the second offense failure to notify management about occupancy. Failure to notify of occupancy is a consistent problem with this unit. Board fined the owner \$1,000 and suspended use of common area for 60 days.

11/18/2023 – Notice of fine and 60 day suspension of common area sent to Butner HOA Services for delivery to owner.

12/21/2023 – Delinquent fees owed for Unit H verified by phone call to Butner HOA Services: \$1,751 Courtesy email request to pay outstanding fees reminder sent by treasurer to owner.

3/15/2024-Delinquent Fees owed for Unit B verified by phone call to Butner HOA Services: \$500

3/18/2024-Form

SC-100 submitted to Mammoth Courthouse to begin Small Claims court action against owner

5/1/2024-Small Claims hearing in Mono Court Judge Magit presiding

5/20/2024-Concluding arguments submitted. Verdict will be submitted via email.

Unit I:-\$2,500 in fines due

*5/3/2023-Drywall and Fireplace retrofit work begun without Notification via HOA Work Permit form-Owner failed to respond to phone calls, texts, and emails by both Management and Board member - On Agenda for board discussion/Action

*5/16/23-Board discussed and voted unanimously to warn the owner for failure to submit work request form

5/21/23 – Warning notice emailed to Butner to be sent to owners.

7/3/23 – Complaints of nuisance noise at 11:45PM. Management was not informed of occupancy.

7/5/23 – Notice of hearing for proposed fines of \$250-first offense nuisance and \$250 first offense failure to notify of management. Total fine of \$500.

7/13/23 – Ratification of hearing notices in open meeting.

7/18/2023 – Owner did not show up to hearing. Fine of \$500 levied (\$250 for nuisance, and \$250 for failure to notify manager of occupancy.)

7/20/2021 – Notice of fine sent to Butners to email and snail mail to owner

7/28/23-7/30/23 – Unit was again occupied without notification of occupancy.

Management found that unit had been used during routine security check. Management notified owner of occupancy via email

8/3/23 –Notice of Hearing at Sept. meeting for \$500 fine for **second offense** drafted and sent to Butners to be emailed and snail mailed to owners. Treasurer was able to contact second owner via phone to give him information regarding the failure to notify management of occupancy problem and fines. The secondary owner stated that the primary owner was out of the country and he would contact him to let him know about the payments due and problems with failure to notify management.

8/8/23 – Treasurer forwarded emailed to the secondary owner. The email was sent to all owners reminding them of the Aug 15 due date for the first installment of the Emergency special assessment. The secondary owner promptly replied that he had informed primary owner of payments due and directed HV to send all information to primary owner

9/19/23 – Hearing held in Executive Session – Owners did not show up or send an email regarding the second offense failure to notify management about occupancy. Failure to notify of occupancy is a consistent problem with this unit. Board fined the owner \$500.

9/21/23 –Notice of fine sent to Butner’s for delivery to owners via email and snail mail.

10/31/23 – Management notified Board member that unit was again occupied for STR without notification: Unit occupied on weekend of Oct. 14-15, Unit was walked on Oct 16 and found to have been occupied

11/1/23 – Notice of hearing for **third offense** potential fine of \$1,000 plus loss of common area use for 60 days. Sent to Rules Enforcement committee and management for review.

11/2/2023 – Notice of Hearing sent to Butners to be sent to owner. Hearing set for Exec session Nov. 18, 2023

11/18/2023 - Hearing held in Executive Session – Owners did not show up or send an email regarding the second offense failure to notify management about occupancy. Failure to notify of occupancy is a consistent problem with this unit. Board fined the owner \$1,000 and suspended use of common area for 60 days.

11/18/2023 – Notice of fine and 60 day suspension of common area sent to Butner HOA Services for delivery to owner.

12/21/2023 – Delinquent fees owed for Unit I verified by phone call to Butner HOA Services: \$2,500 Courtesy email request to pay outstanding fees reminder sent by treasurer to owner.

3/18/2024-Form

SC-100 submitted to Mammoth Courthouse to begin Small Claims court action against owner

5/1/2024-Small Claims hearing in Mono Court Judge Magit presiding

5/20/2024-Concluding arguments submitted. Verdict will be submitted via email.

Unit J: - All violations resolved and fines paid in 2023

Unit K:All violations resolved

Unit L: All violations resolved in 2023

Unit M – All violations resolved and fines paid in 2023.

Unit N:

*2/6/2024-Service Animal in STR. Rental agency not cooperative in filling out paperwork for Service animal. Owner of dog was filling out paperwork for the service animal in the office when the rental agent for the unit came to the office and verbally abused Curt and Karen to the point that Jared, and two men who were in the jacuzzi came to the office to offer assistance and see what was wrong. The rental agent is one of 2 rental agencies out of 10 who refuse to comply with Hidden Valley Pet rules.

*3/18/2024-Warning sent to owner for failure to provide form to notify management of pet and failure to respect management.

Unit O:

*3/12/2024-Pet in STR-Rental company refused to provide paperwork. Management notified the rental agent. He is one of 2 rental agencies out of 10 who refuse to comply with Hidden Valley Pet rules.

3/19/2024-Warning for pet in STR sent to owner

Unit P:

*2/6/2024-Service Animal in STR. Rental agency not cooperative in filling out paperwork for Service animal. Owner of dog filled out the form in the office

*2/27/2024-Warning for failure to present form prior to occupancy sent to owner

E. Reports

Hazard Material Metal Storage Container.
Work Request Forms.
Newsletter update - Upcoming Summer BBQ Information.
Firewood Balcony Tarps.
Pool Furniture Update.

1. Managers Report

Manager Report – April 2024 / May 2024 (as of 5/22/24)

-Rooftops “New Metal Roofing”: Pool Building re-roofing work began Wednesday, May 22nd! Contractor will continue and work to begin Buildings “H” & “I” Monday, May 27th!

Contract signed between local roofing contractor Victor “Julio” Uribe, Owner of “A Plus Roofing” and Hidden Valley Board of Directors. Installation of new all metal roofing on condominium buildings is scheduled to begin the last week of May and will continue through summer into fall on the rooftops of all eleven condominium buildings & the office last on property.

Building materials arrived, placed on the “old tennis court” area near the office. Work to begin first on the pool building and then work from the bottom of the property up to the top with the office building last.

Over the course of the past year the Hidden Valley Board of Directors, homeowner volunteer committees have worked countless hours, held evening meetings worked with State Farm Insurance Claims Office, a third party insurance company, locating and securing a local contractor, help from the HOA attorney assistance with contracts, selection and finalizing the right roofing material, finalizing a color which took months of coordination and much thought went into every step of the process by the board, association volunteers and management.

-Interior 2023 Winter Storm Related Repairs: We began repairs again in April with 4/units completed and are currently working to complete eleven more units that will carry us into the fall. Chris Flores and his crew have done and continue to do an outstanding job for us here at Hidden Valley.

-Individual Condo Unit Front Door Replacements: Currently we continue to “shop” for a door contractor! Our only local contractor is overscheduled with work in our area and especially since the big winter of 2023. Hopefully, we will find someone who is willing to travel to Mammoth since there is only one door company in our area. We have a total of seven doors needing replacement this summer.

-Parking lot / driveway “slurry seal coat”: Black Gold Asphalt made a final inspection of the parking lot May 7th. Found more cracks and needed repairs than usual and primarily due to the excessive usage of heavy equipment and tire chain usage over the past two winters.

Second week of May Black Gold's team sealed three hundred linear feet of cracks and made repairs to the asphalt surrounding the water main drain damaged during snow removal.

Due to summer construction Black Gold suggested that we wait until late summer to early fall to have the 69,822 square feet of parking lot slurry seal coat applied. Also, mentioned that the two-year preventative maintenance program helped prevent further damage and that others in our area really took a beating after the winter of 2023.

Pool / Spas: Spring maintenance to pool & spa filters completed the second week of May. Needed parts ordered and replaced, sand filters removed and replaced, and work performed by onsite management.

Swimming Pool cover removed, dried, and placed in summer storage. Deep cleaned the pool, pool furniture and BBQ are now in place and once the new roof installation is complete the pool area will be open for business!

Lower Spa - scheduled to get a new “skimmer” installed this summer. The skimmer is old and outdated and sprung a leak over the winter. Management has been able to keep the leak to a minimum in the meantime.

The Lower Picnic Area (by office) is officially open with the BBQ, picnic tables and games in place!

-Upper Common Area Restroom Update: The removal of both restrooms’ original fiberglass showers removed and replaced with new tile and plumbing. Work completed in May. The tilework was done by Chris Flores and plumbing Howard, owner of ‘A Reliable Plumber.’

-Sewer Line Clean-outs – Completed last week of April to first week of May clean-outs at each of the thirteen buildings on property to include both common areas performed by “A Reliable Plumber” the first of May. Another “preventative” maintenance project every couple of years.

- Required Annual “Backflow Prevention” Completed & work was performed by A Reliable Plumber – all paperwork filed with the water district.

-Mono County Health Department – Annual “Unannounced” Common Area Inspection that included the swimming pool, spas, equipment rooms, saunas & public restrooms. We passed the inspection although we were minus one more sign, we have since purchased and installed in both common areas – “the do not use if you have experienced diarrhea” signage! This is a new standard California State Mandate sign.

-Annual Chimney Sweep and Fireplace / Pellet Stove Servicing: Work completed earlier this year due to roof replacement. All chimney flues swept, serviced & repaired as needed. Had one stove pipe replaced, cap replaced, and chase cover repaired. Fireplaces and pellet stoves cleaned & serviced the first week of May.

-Complex Truck – With major repairs earlier the first of the year the truck performed perfectly pushing feet of snow throughout the winter. Snowplow is still in decent shape and has been retired for the summer!

-Snow Removal: April surprised us with thirty-one inches of snow with “blizzard” conditions produced along with record breaking high winds. Highest winds ever recorded in and around Mammoth Lakes.

-Snow Report: To date - April snowfall: thirty-one inches & ten inches in May.

-Mammoth Lakes Fire Department updated policies regarding bedroom window winter coverings. No longer can plywood or any material be placed over a bedroom / sleeping area window(s). Balcony protection approved by Mammoth Fire Dept. if placed on the exterior front side railing leaving the sides exposed for emergencies.

-Mammoth Lakes Fire Department Annual Visit and Inspection of grounds and balcony firewood storage. All firewood must be tarped with a certified stamped fireproof seal from June 1 – September 30th. We encourage homeowners to visit the Mammoth Lakes Fire District / Department website where all the above information is available and updated Fireplace Replacement information.

-Spring to do list: the “To Do List” is three pages long in the office and management follows this to a tee! This includes projects already mentioned with work in progress. For instance, to name a couple - painting of the retaining walls, touch-up paint throughout the complex, reinforcing the pool fence and this year one more has been added to the list – during the big “blizzard” about 40 feet top portion of a tree located between the pool area and building “K” snapped off, landed without hitting anything but the ground! Management will limb and cut, move to the parking lot and use “free chipping” service from Mammoth Fire Department and use the chips in the lower picnic area!

Removal of balcony plywood and lower bedroom window protection removed and since placed in summer storage.

-Landscape – clean-up of entire complex grounds requires rake and removal of all pine needles, broken tree limbs, trash from winter requires a needed rental of a landscape dumpster every year. Located at the top of the complex this year away from the construction site at the bottom of the complex.

ESPECIALLY important once again this year – the Mammoth Water District put in place certain days for watering. No new turf permitted and planted in Mammoth (does not apply to HVV) but we must be mindful of watering days & hours. Everyone loves flowers on property and greenery but please check with management if you plan to plant them

yourself on property. Our water system consists of hoses, sprinklers, and water timers. Please do not disconnect and or move from their original location. Beautiful flowers planted in designated areas are encouraged and welcomed – please notify management before doing so. If you have been here recently and noticed all the yellow daffodils that have popped up throughout the complex – please give a shout out to homeowner Ruthe Wheeler and her grandchildren who planted the bulbs last fall for a job well done! We look forward to more years of enjoyment!

Management Notes & Reminders – Again we are experiencing homeownership updating and remodeling their condominium units. Please make sure to go to the Hidden Valley Owner Website: hiddenvalleymammoth.com where you will find the Work Request Form. Please read carefully, fill out and send it to Hidden Valley management via: manager@hiddenvalleymammoth.com.

Minor and major construction work, to include but not limited to electrical, plumbing, window installation, hot water heater installation projects that may require a building permit from the Town of Mammoth Lakes Building Department. There is a list of what requires a building permit and work that is exempt from filing a permit located on the Town of Mammoth Lakes website.

Management encourages everyone to fill out and file a Work Request Form with management to update & inform all surrounding homeowners of potential construction activity & noise. Hours of construction and rules are located on the homeowner's website under Rules, Regulations, Policies & Procedures. Management is always available if you have questions. 5/22/24.

- 2. Proposed Change for CC&R section 7.6 Pets.** The change will make only a single change. Unit owners and tenants on a minimum one year lease currently are allowed one pet. The change will allow Three (3) pets.

Draft Document to submit to owners along with the ballot to vote on the CC&R change:

An amendment to the HVVOA CC&Rs section 7.6 Animals. Is being submitted to the ownership for a vote. The decision to submit this amendment to the ownership for a vote was passed at the May 28, 2024, Regular board meeting with a XXX Yes vote.

An Amendment to the CC&Rs can only be accomplished by the affirmative vote of members representing a majority of the voting power of the association (43 yes votes) You may submit a vote using the enclosed ballot.

This Change in the CC&Rs will allow owners and tenants under a lease with a term of at least one year to have up to three pets in their unit rather than only one pet. Pets will continue to be disallowed in Short Term Rentals.

The only changes to in the wording of Section 7.6 as currently stated in the CC&Rs are contained in the first sentence of section 7.6. Changes to the sentence are shown in *bold italics and underlined below*:

7.6 Animals; No animals of any kind shall be raised, bred, or kept in any unit, or on any portion of the property; except pets kept in cages or aquariums and *one (1) three (3)* usual and ordinary pets, such as *a*-dogs*s* or cats, provided they are kept under control at all times.

A "YES" Vote will accept this change in the first sentence of section 7.6. (Three pets for owners and long term tenants)

A "NO" vote will keep the wording of all parts of rule 7.6 as written in the current CC&R's (One pet only for owners and long term tenants)

**Please return your ballot in the enclosed envelopes. We need 43 yes votes to pass this amendment. (Be sure to follow all instructions provided by our account, Butner HOA Services)

The complete text of CC&R Rule 7.6 with the Board recommended amendment is:

7.6 Animals: No animals of any kind shall be raised, bred, or kept in any unit, or on any portion of the property; except pets kept in cages or aquariums and *three (3)* usual and ordinary pets, such as dogs or cats, provided they are kept under control at all times. Only owners and tenants under a lease with a term of at least one year may have a pet (of any kind) in a unit. All others shall be prohibited from having any kind of pet in a unit for any length of time, however short. All owners who have a pet (of any kind) in a unit, or who have tenants with a lease term who have a pet (of any kind) in a unit, must maintain a policy of liability insurance with coverage of at least one million dollars (\$1,000,000). Notwithstanding the foregoing, no pet may be kept on the property which is obnoxious or annoying to other owners or occupants. No pet shall be allowed in the common area except as may be permitted by rules of the board. No owner shall allow his or her dog to enter the common area except on a leash. After making a reasonable attempt to notify the animal's owner, the association may cause any unleashed dog found within the common area to be removed to a pound or animal

shelter under the jurisdiction of the Town of Mammoth Lakes, or the County of Mono, by calling the appropriate authorities, whereupon the owner may, upon payment of all expenses connected therewith, repossess the dog. Animal owners shall prevent their pet from soiling all portions of the common area and shall promptly clean up any mess left by their pet. Both animal owners and owners of the unit occupied by the animal owner shall be jointly and severally responsible for any damage caused by their pet. In addition to other remedies of the association as provided herein, the board has the authority to require pets in violation of this section to be removed from the project and impose other discipline against owners for violation of this section after notice and a hearing as provided in the Bylaws.