

**MINUTES**  
HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION  
Annual Owners Meeting  
Saturday, November 13, 2021  
2:00 pm  
ZOOM Meeting.

Topic: Hidden Valley Annual Owners Meeting

Time: Nov 13, 2021 02:00 PM Pacific Time Join Zoom Meeting

**1. Welcome to Owners**

A) Call to order by President Ruth Wheeler 2:00

B) Introduction of Board of Directors and Management Team, Recognition and Appreciation for retiring board Member: Jeff Risse: President, Ruth E. Wheeler, Vice President Jeff Risse, Secretary Laura Tickunoff, and Treasurer Kinoka Ogsbury. Members at large: Debi Bell, Matt Desario, and Jim Murphy. Managers: C House Properties: Curt and Karen House and Alberto Jimenez also known as Bird. Recognition for outgoing Vice President Jeff Risse for his service to Hidden Valley. He's served as Vice President, but more importantly he is the King of architectural oversight. He developed the flooring rule, and he implemented a policy along with management and the board to streamline the process for owners to comply with the architectural regulations. In addition to all of this he has managed our website the entire time he has been a board member.

C) Owners Introduction: #1 Jack & Sofia Petrosian, #4 Tony & Diane Cole, #8 Karen Shorr, #20 Charles McDonald, #22 Jason Brooks & Niki Yoblonski, #26, Steve & Norma Latshaw, #41 & #43 Andres & Tricia Luzio, #42 Jeff Alger, #102 Matt & Kim McDonald, #106 Peter Dahlbeck & Weneta Kosmala#107, Susan Kirkgard, #112 Troy & Ana Gromis, #124 Sam Haghghi & Cheryl Tickamyer

**2. Election Protocols**

- 1) Quorum Requirements were met. 59 owners submitted Ballots
- 2) Introduction of Craig Hansen, inspector of elections. Craig will count ballots for both the board elections and the CC&R amendment vote.

**3. Review of the Year**

A) Major Accomplishments at Hidden Valley Village

- 1) Maintenance Items: Painting, Pool and Jacuzzi, Electrical Panels,
- 2) Committee work: Proposed CC&R change regarding pets at Hidden Valley, Exterior Door Replacements, and 2021 Reserve Study: President Ruth Wheeler presented highlights of the new Reserve Study completed this year.
- 3) Management contract awarded to C House Property Management at a savings of about \$1,000/month and superior performance.
- 4) Updates for the architectural rules for Flooring and Exterior Doors-2 rules have been updated. Both will be presented to owners for review prior to adoption by the board.
- 5) Clarification of common area access to the water mains for buildings. Three units have access holes for water main shut offs. All of these units were notified of the right of the HOA to access the water mains through the units.
- 5) Streamlining of the process for architectural review and approval for owner unit improvements.
- 6) Progress on structural safety of buildings. In 2005 a stairwell collapsed at Hidden Valley. This triggered a \$2,000,000 project to replace all balconies and stairwells and an assessment of \$25,000/owner. Our complex experiences snow loads on our roofs and earthquakes.

There have been some interior remodels in units which have possibly removed some load bearing structures. Jeff Risse followed through and found 5 units which are required to either get certifications from a structural engineer or restore the unit to its original configuration. This task should be completed in January of 2022.

**4. The Coming Year and Beyond**

- A) 2022 Reserve Projects: Progressive replacement of common area doors and chimney chases, asphalt slurry, Office and Pool building electrical panels, Managers unit refurbishment.
- B) 2023 Reserve Projects: Required balcony and stairway inspections
- C) Future Reserve Projects: Building painting, pool fence, lower Jacuzzi and concrete pool and spa decks
- D) Town of Mammoth Lakes Fireplace requirements for 2022- This is the final year to comply with the Town fireplace regulations.
- E) Management Input - Management thanked the owners for their continued support.

**5. Treasurers Report and Financial Review**

- A) Annual Financial Report from the Treasurer was presented by Treasurer Kinoka Ogsbury.
- B) Delinquencies: One Unit delinquent in Dues in the amount of \$575.30 and One unit in arrears for \$722.88
- C) 2022 Budget Review & Monthly Assessment for 2022: Treasurer Kinoka Ogsbury Reviewed the 2022 Budget document supplied by Cindy Butner of Butner HOA Services. There will be no increase in dues for 2022 so monthly dues will be the same as 2021
- D) Reading of resolution: Kinoka read the required resolution in compliance with IRS Revenue Ruling 70-604

**6. Voting Results and Election of 2021 Board Officers**

A) Announcement of Board of Directors election and CC&R pet rule amendment results by Inspector of Elections Craig Hansen:

The vote for CC&R amendment regarding pets at Hidden Valley Failed: 43 votes were needed to pass the amendment. The vote count was : 30 yes votes, 28 no votes

Results of Election of Board Members: Debra Martin 40 votes, Ruth E Wheeler 39 votes, Frank Ohrmund 36 votes, Nicole Yoblonski 31 votes, Tricia Gomez Luzio 28 votes, Matt Desario 20 votes, Kinoka Ogsbury 20 votes.

The 2022 Hidden Valley Board will be: New board members for the two year term of 2022 and 2023: Debra Martin, Frank Ohrmund, Ruth E Wheeler, and Nicole Yoblonski. along with remaining board members to serve out the second year of their 2 year term in 2022: Debi Bell, Jim Murphy, and Laura Tickunoff.

B) Nominations of Board Officers by Directors: This was postponed to a later meeting Date and time TBD

**7. Homeowners Forum / Open Floor:** Discussion items included discussion regarding new regulations for exterior door hardware and sewer clean outs.

**8. Closing Announcements:** Appreciation to Matt, Kinoka and Tricia for running for the board and appreciation for Matt's 2 years as a board member and Kinoka's 4 years. Appreciation to our managers Curt, Karen, and Bird for the excellent job of keeping out complex running smoothly.

**9. Adjourn Meeting.**

3:45