

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

**Date of Meeting:** March 22, 2022

**Time:** 6:00 PM

**Location:** Hidden Valley Manager's Office via zoom

HVV is inviting you to a scheduled Zoom meeting.

Topic: Hidden Valley Village Board of Directors Regular Meeting

Time: Mar 22, 2022, 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

**<https://zoom.us/j/95938515387?pwd=dnZYQmlwbWVkeVlSK3pPMU5Ea3laZz09>**

**Meeting ID: 959 3851 5387**

**Passcode: 363175**

**1. General**

- A. Call to order by President: Frank Ohrmund called the meeting to order at 6:\_\_\_\_\_
- B. Roll call. Record Board Members, Management, owners and guests, present

**Board Members Present:** Debra Martin, Ruth Wheeler, Frank Ohrmund, Tricia Gomez, Niki Yoblonski

**Board Members Absent:** Debi Bell, Jim Murphy

**Management:** Present

**Owner Present:** Jeff Risse & Karen Shorr

- C. Announcements/Orders of the day/Items discussed in Executive Sessions  
There were no announcements.

- D. Changes to order of agenda and recusals.  
The board agreed to table agenda item 6 a.

- E. Homeowner Forum: 15 minutes (Comments on Agenda Items-Non Agenda Items after the meeting).

*\*\*\*Homeowners are encouraged to submit comments and suggestions to the board via email at [bod@hiddenvalleymammoth.com](mailto:bod@hiddenvalleymammoth.com)*

Jeff Risse and Karen Shorr requested that management send out the agenda via email in advance of the meeting as a helpful reminder. Karen House indicated she would make a note to remember to do so in the future.

Karen Shorr also asked for an update on the status of the upper jacuzzi, which has jets that consistently don't work correctly and sporadic issues with not heating properly. Management shared that the heater occasionally locks out and that someone just need

to call the office if that happens. They indicated it does not happen very often. Additionally, the box where the jets controls are is loose and needs fixing. Management further shared that they have been trying to troubleshoot and address the jet issues for quite some time. It is believed there must be a leak in one of the air pipes below the concrete. They are considering various options from bringing in someone to send a camera down the pipe to removing some of the concrete around the tub to look for the leak and then replacing the surface with pavers or something that would be easier to provide for access in the future.

A discussion ensued about possible short-term and longer-term options for communication around the status of how the hot tubs are working. Members shared that this should be addressed timely but not hastily so we select the best solution.

**2. Approval of Minutes** from January 25, 2022 Regular Board Meeting

**Motion:** Frank moved to approve the minutes from the January 25, 2022 meeting. Ruth seconded and all were in favor.

**3. Treasurer's Report**

a. Financial Review data for January and February 2022

**Motion:** Ruth Wheeler moved to ratify the Treasurers Review's for Jan. and Feb. 2022 as posted on the website. Tricia seconded and all were in favor.

b. Owners in arrears. Action to be taken-  
One owner one month late. Expects to catch up.

c. Warning Notices and Fines:

Ruth raised the issue of several unit owners not paying their fines. We discussed various possible options for enforcement. Next steps are that Ruth will do some additional research and gather information to bring back to our next meeting.

d. Reserve Study Projects for Spring 2022:

The Board reviewed and discussed the list of projects on the reserve study for this year. **Motion:** Frank moved to approve the work on the reserve study subject to management's assessment on what needs to occur, including using the miscellaneous item.

e. Roll over of CD's

**Motion:** Ruth Wheeler moved to approve the rollover of two three-month \$100,000 CD's for another three months. Debra seconded and all were in favor.

**4. Management Report** and project/item updates and related property matters.

a. Roof Leaks/Ice Dams/Chimney Chases

The Board discussed chimney chase repairs above as part of the approved reserved study projects. Management will move forward with these repairs.

**Motion:** Ruth Wheeler moved to approve the payment for March Roof shoveling. Frank seconded and all were in favor.

b. Unit numbers

Management reported that Niki took pictures of all unit doors to show the inconsistency of color, style and location of unit numbers. It was agreed that the architectural committee will research and make recommendations for the next meeting.

A discussion also took place about how to fix the coping around the lower jacuzzi.

**5. Standing Committee Reports:**

a. Architectural Committee

A. Work Request approvals

B. Update on Post Removal status

Niki provided an update on the progress of owners with posts that need to come into compliance. Of the 6 units, only 3 replied with updates. Motion: Frank moved to follow through by the board reach out to the TOML code compliance regarding the 3 unit homeowners who have not provided updates on the status of their remediation and permitting. Ruth seconded and all were in favor.

b. Rules Enforcement Committee

A. Board Approval of warning letters to owners regarding pets in Short Term Rentals.

**Motion:** Ruth Wheeler moved to approve the sending of warning letters for pet violations to 4 unit owners. Frank seconded and all were in favor.

## B. Board approval of Updated Operating Rule III. Pets

**Motion:** Ruth moved to approve the draft of the updated operating rule for pets and send it to Butner's to be distributed to all owners for the required 30-day review. Frank seconded and all were in favor.

## C. Clarification of Management's Role in Rule Enforcement

The Board discussed and affirmed that management is empowered to work directly with owners on rule enforcement matters and only bring to the Board any unresolvable or chronic issues.

## 6. New Business

- a. 2024 and 2026 replacement of concrete pool and lower jacuzzi decks, pool fence, and lower spa tub

Discussion of this item has been tabled. There is a subcommittee working on this that will bring back to a future meeting.

- b. Renewal of management contract for June 2022-June 2023

**Motion:** Ruth Wheeler moved to renew the management contract for C. House Property Management for the term of June 1, 2022 to May 31, 2023, pending contract and salary negotiations. Tricia seconded and all were in favor.

## 7. Old Business

- a. Development of committee to research "best practices" for future management contract RFP, bid evaluation, and selection process – Risse

Jeff provided an update on this project. He will provide the updated Powerpoint flowchart version that should be the same as Ruth's excel version that we can use going forward. Jeff suggested getting a guide to go along with the flowchart. He will get others to work on this with him. Ruth will also reach out to Butner to see if they have a resource that may be helpful. Jeff will send information to the board via email.

- b. Follow up Units with post removals and post reconfigurations.

Post removal status was discussed above.

- c. Follow up Video/Audio Doorbells

Management provided an update on the status of removing the video doorbells per the direction following the last meeting.

- 8. Announcements:** Future Meeting Dates:  
May 17, 2022 6:00 PM  
July 19, 2022 6:00 PM  
September 27, 2022 6:00 PM  
November 12, 2022 9:00 AM  
Annual Meeting November 12, 2022 2:00 PM

**9. Adjournment**

Frank made a motion to adjourn at 8:01pm. Tricia seconded and all were in favor.