

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Meeting
MINUTES

Date of Meeting: September 27, 2022

Time: From 6:30 pm to 7:30 pm

Location: Hidden Valley Manager's Office via zoom

Join Zoom Meeting

<https://us06web.zoom.us/j/88316838378?pwd=ZkhtYjV0cWx5WVBTOS9MTGZm5GZz09>

Meeting ID: 883 1683 8378

Passcode: 846747

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

1. General

1. Call to order by President: Tony Cole called the meeting to order at 6:32 pm.
2. Roll call. Record Board Members, Management, owners, and guests present
 - **Board:** Absent: Jim Murphy; Present: Debi Bell, Debra Martin, Tricia Gomez, Tony Cole, Niki Yoblanski, Ruth Wheeler
 - **Owners:** Lauraine Gibbons #47; Karen Shorr #8
 - Management present
- c. Announcements/Orders of the day/Items discussed in Executive Sessions. During executive session prior to the meeting, the board reviewed two letters received just before the start of the meeting from two homeowners regarding scheduled hearing for rules violations.
- d. Any items pulled from consent agenda to be heard, changes to order of agenda and recusals. NONE
- e. Homeowner Forum: 15 minutes (*Comments on Agenda Items or Non-Agenda Items*).
****Homeowners are also encouraged to submit comments and suggestions to the board via email at bod@hiddenvalleymammoth.com*

Homeowner from unit #8 requested information on guidance for specifications as they replace their sliding door.

2. Consent Agenda Items

- a. **Approval of Minutes** for July 19, 2022 Regular Board Meeting
- b. **Management Report** and project/item updates and related property matters.
- c. **Ratification of Treasurer's Report** 1) Financial Review data.2) Informational Report for 2023 Budget. 3) Documentation for Units with fines and warnings: Unit numbers can be cross referenced in exec. minutes:
- d. **Ratification of Board approvals of Work Requests**

e. **Informational Report on Roofing Considerations for Future HV Roofing Projects**

f. **Ratification of Steve Latshaw as inspector of election selection approved by all board members via email prior to Sept. 12 deadline**

MOTION: Ruth moved to accept and approve the consent agenda. Debra seconded and all board members present approved.

3. **Agenda Item 1-Discussion and Possible Action-Air conditioning units at HV (5 minutes)**

Management shared that owner of unit #106 has volunteered to be on a committee to investigate the possibilities for adding some sort of air conditioning. Tricia volunteered to be on the committee. Tricia will lead the committee and ask board member Jim Murphy if he would like to participate. Management will also participate in the committee. The committee will research various options and bring information back to the Board in the November or a later future meeting.

4. **Agenda Item 2-Approvals for reserve fund items-**

1. A) increase in cost of the lower Jacuzzi project.
2. B) addition of 1 door replacement for unit 19 to make the total of doors replaced in 2022 nine doors. Ruth moved and Tony seconded, all board members present were in favor.
3. C) Sewer cleanout access for building H. Ruth moved and Tony seconded, all board members present were in favor.
4. D) Jacuzzi pump. Debra moved and Tony seconded, all board members present were in favor.

5. **Agenda Item 3-Adoption of change for section 3.1-B in the Pet rule**

MOTION: Ruth moved to adopt the new pet rule as sent to ownership under 30 day rule. Tricia seconded, all board members present voted in favor.

6. **Agenda item 4-Discussion and Possible action quiet hours for construction (3minutes)**

The Board discussed concerns expressed by some owners about work being done early or late. The architectural committee will provide TOML guidelines and also ask owners to be courteous of others.

7. **Agenda Item 6 Heater Servicing**

Management has increased their liability insurance to allow them to perform the heater servicing for \$25 per heater given that the prior vendors prices were raised significantly.

MOTION: Ruth moved to hire C. House Management to perform the servicing of the main heater in each unit for \$25 per unit. Tony seconded. All board members present were in favor.

8. **Agenda Item 7 fidelity bond, CD's and T-Bills**

The Board discussed options for earning a higher yield on reserve funds by investing in T-Bills.

MOTION: Ruth moved to invest \$300,000 of our bank funds into T-Bills. Debra seconded and all board members present were in favor.

9. **Agenda Item 8** billing homeowners for services through Butners
The Board agreed to continue the current practice of billing certain services like pellet stove cleaning and locksmith work through Butners.
10. **Agenda Item 9** 2023 DRAFT Budget.
The Board reviewed the proposed budget.
MOTION: Ruth moved to send draft 2023 budget to Butner for review and editing and send the final budget by Butner to be ratified at the November meeting. Debra seconded and all board members present were in favor.
11. **Agenda Item 10** Lower Jacuzzi project
To be discussed in executive session.
12. **Announcements:** Future Meeting Dates:
November 12, 2022 9:00 AM
Annual Meeting November 12, 2022 2:00 PM
13. **Adjournment: 7:51**