

HIDDEN VALLEY VILLAGE OWNERS
ASSOCIATION
Board of Directors Regular Meeting
MINUTES

Date of Meeting: May 16, 2023

Time: From 6:00pm to 7:30pm

Location: Hidden Valley Manager's Office via zoom

Join Zoom Meeting

<https://us06web.zoom.us/j/89544026581?pwd=QzBSYkpwZ2ZOaXN6UThCZ3ZxZU84QT09>.

Meeting ID: 895 4402 6581

Passcode: 939500

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

General

1. Call to order by President Jim Murphy – called to order at 6:05 pm
2. Roll call. Record Board Members, Management, owners, and guests present
 - **Board Present:** Jim Murphy, Debra Martin, Ruth Wheeler, Tricia Luzio, Brian Johnson, Niki Yoblonski, Nick Roberts
 - **Management** – present
 - **Owners:** Geoff Shrager #40
3. Announcements/Orders of the day/Items discussed in Executive Sessions - NONE
4. Any items pulled from the consent agenda to be heard special, changes to order of agenda and recusals.
 - Items
5. 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*

Consent Agenda Items-Posted on hiddenvalleymammoth.com website

1. [Approval of Minutes from March 21, 2023 Regular Board Meeting](#)
2. Treasurers Review for March, 2023 (**Agenda Item 1**)
3. Report on T-Bill investments (**Agenda Item 1**)
4. Report on Snow Removal Costs to date. Need for Special Assessment for 2023 Snow Removal Expenses–Text of Resolution for Emergency Special Assessment. (**Agenda Item 1**)
5. Report on Rule Enforcement actions (**Agenda Item 4**)
6. Report on Architectural approvals (**Agenda Item 9**)
7. Text of recommended Pet Rule ready for adoption (**Agenda Item 2**)
8. HVAC -101 - A Report on heating and cooling systems (**Agenda Item 10**)

9. Managers Report

10. State Farm Insurance Manger Report (**Agenda Item 3**)

Agenda Item 1 Emergency Special Assessment: Adoption of Resolution for Emergency Special Assessment for unforeseen extraordinary expenses for snow removal in 2023. The Assessment is to be collected in three equal payments in August, September, and October.

-Ratification of March 2023 Treasurers Review.

-Ratification of Transfer of Funds in excess of FDIC insured limits from Western Alliance Bank to Vanguard Account (*See Consent Agenda Reports for information on these financial items.*)

MOTION: Ruth moved to adopt the following Resolution for Emergency Special Assessment for snow removal; Jim seconded, all in favor.

HIDDEN VALLEY VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS RESOLUTION

EMERGENCY SPECIAL ASSESSMENT

WHEREAS, pursuant to Article IV, Section 4.3 of the Amended Declaration of Hidden Valley Village Condominium Project (the Declaration), Hidden Valley Village Homeowners Association (the Association) Board of Directors (the Board), at any time, may levy a special assessment to raise funds for unexpected operating or other costs, insufficient operating or reserve funds or such other purposes as the Board in its discretion considers appropriate.

WHEREAS, the Association has incurred unforeseen extraordinary expenses for snow removal including roofs shoveling, walkways shoveling, parking lot loader snow removal, and building damage for the period January 1, 2023, through April 30, 2023 resulting from an act of nature, the wettest winter with the most substantial snowpack in decades, which could not have been foreseen by the Board in preparation of the association's proforma budget;

WHEREAS, as of the Association's April 2023 financial report, snow removal expenses incurred to date are **\$289,000**; The Association's roof shoveling specific expenses incurred to date are **\$209,790**; The Association anticipates snow removal expenses of **\$20,000** yet to be incurred for the months of May October, November, and December 2023, assuming no necessity of shoveling roofs and average snowfall for November through December. An additional **\$5,000** for the insurance deductible will be spent from the operating fund due to unforeseen weather events. The Association's annual 2023 snow removal budget is \$20,000 and the contingency fund has \$60,000; The Association anticipates 2023 annual snow removal expenses will exceed budget by approximately **(\$234,000)** as of Dec 31, 2023.

WHEREAS, the Association's Dec 31, 2023 reported Reserve and Operating fund savings have been depleted to partially fund the extraordinary 2023 year to date snow removal expenses; The 2023 fund balances have been depleted to an insufficient level as a result of funding the extraordinary and unforeseen snow removal expenses; The Board has deemed the best alternative for replenishing the operating and reserve funds and funding anticipated snow removal expenses for the remainder of the year to be an Emergency Special Assessment levied by the Association against all of the owners; and

WHEREAS, pursuant to Article IV, Section 4.4, Paragraph C, Items 2-3 of the declaration the Board, without membership approval, may levy a special assessment necessary for an emergency situation such as an extraordinary expense to maintain the property or any part of it for which the association is responsible where a threat to personal safety on the property is discovered, or for an extraordinary expense that could not have been reasonably foreseen by the Board in preparing the proforma operating budget and upon the Board passing a resolution containing written findings as to the necessity of the unforeseen extraordinary expense involved and distributing the resolution to the members with notice of the assessment.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Board hereby approves the levying of an Emergency Special Assessment in the aggregate amount of **(\$234,000)** Given that **73%** of the Emergency Special Assessment is specifically for roof shoveling and insurance fees which is proportional based on unit type and **27%** of the Emergency Special Assessment is flat, each of the 84 unit owners shall be assessed as to the unit's allocated portion of the total Emergency Special Assessment:

Predicted Total Assessment 2023

- Studio approximately \$2,033
- Studio Loft approximately \$2,765
- One Bedroom approximately \$2,781
- Two Bedroom approximately \$3,314
- One Bedroom + Loft approximately \$3,635

BE IT FURTHER RESOLVED that the Special Assessment levied against each unit shall be payable in three equal installments, the first of which shall be in the amount indicated due and payable on Aug 1, 2023, the second of which shall be in the amount indicated due and payable on Sep 1, 2023, and the third of which shall be in the amount indicated due and payable on Oct 1, 2023.

Predicted 3 Months Payment for Emergency Special Assessment for August, September, and October

- Studio approximately \$678
- Studio Loft approximately \$922
- One Bedroom approximately \$927
- Two Bedroom approximately \$1,105

- One Bedroom + Loft approximately \$1,212

BE IT FURTHER RESOLVED that the Association's President is hereby directed and authorized to send a letter to owners advising of the levying of the Emergency Special Assessment by the Association, the amount of the Emergency Special Assessment levied against each unit, and the due dates for the installments of the Emergency Special Assessment.

STATEMENT OF SECRETARY

The Board has approved these Resolutions by a majority vote duly held in accordance with Article VI, Section 6.3 of the Association's Bylaws, and California law.

Dated: _____

Debra Martin, Secretary HVVOA

MOTION: Ruth moved to ratify the March 2023 Treasurers Review and Transfer of \$388,000 from the Bank of Nevada, DiV of Western Alliance account to the Hidden Valley Vanguard Account. Funds are invested in Short Term Treasury Bonds. Debra seconded and all were in favor.

Agenda Item 2 Adoption of updated pet rule which was sent out for the required 30 day owner review -- See Consent Agenda for the Text of the Rule

MOTION: Ruth moved to adopt the Updated Pet Rule which has been reviewed by owners for the required 30 day review and documented in the May 16, 2023 consent agenda. Tricia seconded and all were in favor.

Note: no owner comments or complaints have been received.
Ruth will send notice to owners that this is the official rule within 15 days.

Agenda Item 3- Insurance Claim Update Management Report and Board discussion of various options – See Consent Agenda Report

Management provided an update about the insurance adjuster walkthrough tomorrow. Management shared that the claim will be open for two years so additional issues that are identified may be added.

Management is concerned about retaining the contractor that they've been able to secure, they are the only ones available. He will make us a priority. Tricia

recommended that we consider bringing in an engineer to look at the walls in the building we've had issues (predominately building F) and recommend improvements to mitigate these issues in future. Perhaps they can also make recommendations about the roofing. She also recommended that the contract with the contractor should include a penalty related to exceeding the agreed upon project completion date, excluding weather delays.

Management suggested that the roof repairs are the most critical so that it is protected from possible summer rains and because there are interior repairs needed that shouldn't be done until the roof is addressed. The main issue in the siding is building F. They suggested that we see what the insurance adjuster and the contractor inspections reveal. The Board will schedule a special meeting to discuss.

Next steps:

- Insurance and contractor inspections and feedback this week
- Review insurance policy to understand how coverage works, including possible code updates.
- Consider hiring an independent insurance adjuster
- Have a special board meeting to review and discuss info from insurance adjuster. He will have all info on hand tomorrow. Management will ask adjuster for a date by which we should get his report. We will schedule a special meeting for Tuesday May 23, 2023 6pm.
- Contractors
 1. For exterior, roofs, chases, railings, balconies:
- Understand possible FEMA funding available

Agenda Item 4- Rule Enforcement Items: Ratification of Warning Letters, Board correspondence, Notice to suspend common area use, Notice of Hearing for Fine -See Consent Agenda Report for Details.

MOTION: Ruth moved to ratify the following Board communications and actions: Unit A - Notice of Suspension of Common Area Use for failure to pay \$250 fine. Unit B - Notice of Suspension of common area Letter to be sent on June 15 if \$500 fine is not paid. Units D & F - First Offense Warning Letters for Pet in STR. Unit. E - Warning Letter for failure to notify Management of unit occupancy and several email communications to owner outlining how to document notification of occupancy to management. Email reprimand regarding non-emergency text sent to management at 11:59 PM. Unit G - Notice of Hearing for \$750 fine for second offense pet in STR and first offense nuisance. Debra seconded and all were in favor.

7. Agenda Item 6- Solicitation of Bids for Roofing, Chase Repairs, interior damage from snow repairs, and Summer Maintenance

Discussion on this will be deferred until the special meeting.

8. Agenda Item 7-Management Contract for June 1, 2023-May 30, 2024

MOTION: Ruth moved to accept the management contract as documented and ratified in the executive session minutes and accepted by CHPM and HVHOA. Debra seconded and all were in favor.

9. Agenda Item 8 - Management Input-Discussion and Possible Action: summer projects, other management items. Front doors, spas, pool fence, repairs – See Management Report on Consent Agenda

Management mentioned that there appears to be significant painting issues following this season. Tricia mentioned that if any of the paint issues are caused by this season, it should be included in the insurance claim. The Board will also discuss the possibility of painting all buildings in the complex in one year vs staggered.

MOTION: Debra moved that the Board direct management to do an inspection of the buildings this summer following the snow melt and provide a list with information via email to the Board. The Board will discuss painting needs at the July meeting and adding it to the insurance claim. Ruth seconded and all were in favor.

10. Agenda Item 9- Architectural Items: Two Units are performing Fireplace retrofits. Unit owner did not submit work requests to HOA - Nuisance and loss of revenue for owner adjacent to a unit, Management unable to forewarn neighboring units of construction noise. Ratification of work request for Stove replacement for unit 104.

MOTION: Ratify the approval of the work order for a stove replacement in unit 104. Motion was seconded and all were in favor.

MOTION: Issue a fine of \$250 to the owner of unit "I" for first offense nuisance due to construction noise on a project that was not properly documented with a work request. Motion was seconded and all were in favor.

Circumstances that justify a fine: The owner has performed previous interior modifications on units at Hidden Valley and is aware of the work request protocol. An informative warning is not appropriate and will not solve the problem. In this situation Management attempted to notify the owner and the owner did not reply to management. A Short term rental neighbor adjacent to the unit during the fireplace demo, complained of noise and vacated the unit early.

MOTION: Ruth moved to approve the work request for unit 38, Contingent on the following:

1) Window replacement must meet Operating rule 5.6 specifications which state: *The fixed window in any unit which is located in the same wall as the entry door (usually referred to as the "dining area window") may be replaced with a single, side hinge, crank operated opening, casement style window. All windows and sliding glass doors at Hidden Valley must be double*

pane glass and be a "single light" window. (Windowpanes are not allowed. It may not be a single hung window).

2) Photographic proof during the demo of the post must confirm that the beam above the post is a 6 X 10 Wood beam. (5 1/2 X 9 1/2 actual measurement), otherwise the post may not be removed or a new work order shall be submitted with an alternative structural solution.

3) Any flooring replacement/upgrades will comply with the HV flooring rule

Tricia seconded and all were in favor.

11. Agenda Item 10 - Heating and cooling system for HV units

Nick shared that he will be at the complex next week and meet with a contractor to understand the implications of considering putting split unit AC (and heating) heat pump units. The Board will continue to gather information and assess viability and interest.

12. Announcements: Future Meeting Dates:

May 23, 2023 6:00 PM (special meeting to review insurance report from storm damage)

July 18, 2023 6:00 PM

September 19, 2023 6:00 PM

November 18, 2023 9:00 AM

Annual Meeting November 18, 2023 2:00 PM-Location, Mammoth Library

13. Adjournment – Jim motioned to adjourn the meeting at 8:00 pm, Tricia seconded and all were in favor.