

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Meeting
AGENDA

Date of Meeting: Saturday, October 19, 2019

Time: 10:00 AM or following the Executive Session Board Meeting

Location: Home of Kinoka Ogsbury. 2056 Maginn Dr., Glendale, CA 91202

Call in information: (515) 604-9024, Access Code 284183#

General

- a) Call to order by President Tony Cole
- b) Roll call. Record Board Members, Management, owners and guests present

1. Announcements/Orders of the day

- a) Items discussed in Exec. Meeting
- b) Recusals

2. Consent Agenda

- a) See attached at the end of the agenda:
- b) Requests to pull items from consent agenda:
- c) Acceptance of consent agenda

3. Budget proposals: Kinoka Ogsbury

Kinoka has prepared two budget proposal worksheets: they are available for review at the Hidden Valley Office, and on the website <https://www.hiddenvalleymammoth.com> Also available on the website is an updated version of the 2018 Reserve Study. Please note changes on pages 9 and 10.

4. Announcements:

- a) Next Board: Date: November 16, 2019; Time 10:00AM or immediately following exec meeting;

Location: Mammoth Lakes, Tony Cole's unit 4.

b) Annual Homeowners meeting: Date November 16, 2019; Time 2:00PM; Location: Mammoth Lakes Library, Ellie Randall Room.

11. Meeting adjournment

Attachment #1) Consent Agenda:

CONSENT AGENDA.

- 1) Approval of Minutes for September Board of Directors Meeting

- 2) Email Motions:

October 2, 2019

MOTION: Ruth Wheeler move that we accept the bid from Mountain View Spas to replace the heat exchanger of the upper spa at a cost of \$1065.50 and instruct management to proceed with scheduling Mountain View Spas to complete the installation.

SECOND: Jeff Risse

PASSED: 6-0 (No Vote, David Natali)

October 2, 2019

MOTION: Ruth Wheeler move to accept the \$3,345.00 bid of Mono Tree Pro and direct management to proceed with scheduling the tree removal of dead/dying trees on HVV property.

SECOND: Steve Latshaw

PASSED: 7-0

September 27, 2019

MOTION: Kinoka Ogsbury move that we accept c&d constructions bid for snow removal.

SECOND: Mike Murphy

PASSED: 6-0 (No vote Dave Natali)

September 18, 2019

MOTION: Ruth Wheeler move to accept bid from Blizzard to service all fire extinguishers at Hidden Valley including the purchase of necessary additional extinguishers as specified

SECOND: Tony Cole

PASSED: 5-0 (no votes from Mike Murphy and Kinoka Ogsbury)

Information Items

Directives and Informational Items Reviewed by the board via email:

Hidden Valley Managers Report

Hidden Valley Village Condominiums

Manager's Report September 8, 2019

Buildings:

Painting of Bldgs A, G & H – Four Point Painting, Inc.

July 11th : On-site management met with both owner, Tim Wells & foreman, Carlos Solorio of Four Points Painting, Inc. Curt walked all 3/buildings with both & went over schedule. Carlos met with Karen in the office and went over schedule and formalities of what to expect so to inform homeowners, reservation companies, OFPM & BOD's.

From start (July 15th) to finish (August 15th). On August 20th Carlos & Curt did a final walkthrough of all 3/buildings and at that time they removed some "overspray" in a couple locations and Carlos left some paint & brush with Curt to finish 2/front doors where renters had been occupying the units.

Karen kept all homeowners in the loop – contacted each regarding the removal of all belongings & firewood on balconies, updating each on the progress and when all was complete & when all could be returned to balconies. This was an ongoing daily correspondence with a lot of homeowners. Most homeowners were accommodating a few were not – Curt & Jorge removed some firewood & belongings and even returned some to their original locations.

Re-keying of entire property / Bill's Locksmith

Re-keying was a huge undertaking which took a lot longer than we had anticipated! HVV office will NO longer be handing out keys to rental guests.

We started the process by sending emails to every homeowner on property giving them the option to "re-key" their locks or install new locks. The locks started arriving to the HHV office in July via FedEx or UPS and even USPS.

Karen kept all homeowners, reservation companies updated and sent out all emails pertaining

Re-key/install new locks started on August 6th and finished August 29th.

Re-keyed or installed new locks on 72/units

Could not re-key 13/units due to the type of existing locks already in place. Per Bill he would not touch these locks. Most of the locks Bill would not touch either have keypads and or we have keys in the HVV office. Not keyed: 6,15,16,17,18,35,113,115,120,124,127,126,128

Having issues with rental guests trying to check in after hours at the office. Please follow up with your rental company and make sure they are giving the appropriate key pick up location. We are keeping a log, having the most issues with Vacasa and Nomadness (mammoth rental by owner).

Complex Lighting

Lighting has been an ongoing issue due to "old" outdated exterior lighting. We had to call in an electrician – Mike King/King Electrical to help with the install of some outdated lighting on Buildings I, K, and installed new GFI at Bldg. B on stairs.

Curt & Jorge have replaced many lights and or fixtures on property since we've all started in July.

Plumbing:

-Management discovered exterior/outside faucet water lines cut under Bldgs. J & K. Curt & Jorge crawled under each building and found that pipes were cut and capped – not sure for what reason. We had to call a plumber – Anderson Plumbing to fix & repair.

-Anderson Plumbing – Had to snake out the master bedroom shower due to back-up. Snaked out large amounts of debris and black sludge.

Pool/Spa areas:

Rite Way Spas was called to diagnose and repair the upper Jacuzzi – replaced “burners” (8), thermostat, panel board in the heater. We were told that the “band aide” should last at least a year (maybe).

Camera(s):

1/camera installed at lower Jacuzzi/spa area – installed by Matt Desario

Camera works fine.

Pool/Spa areas:

Outside vendors were called in to help diagnose problem in the upper pump room pertaining to the Jacuzzi.

Tool Inventory:

Management has started to list and make note of all tools, equipment on property. List has been started but is not complete at this time. We plan to complete during month of September now that painting and re-keying projects are finished.

Work to be done:

- **Rock n Dirt to fix leak in upper spa area**
- **Chimney cleans (Sept/Oct)**
- **Electric heaters to be cleaned (Sept/Oct)**
- **Snow stakes put up**
- **Remove railroad ties**
- **Roll up all hoses and sprinklers**
- **Touch up paint**
- **Winterize upper pool room**
- **Pool cover**
- **Store pool furniture**
- **Inventory snow shovels**
- **Service snow blowers**
- **Install plow on truck**

Dead Trees on property:

Town of Mammoth Lakes have been out to HVV on one occasion and waiting for another visit hopefully next week to look at trees on Hidden Valley Road. Will have a revised bid from Eastern Sierra Tree Service.

Bids:

Still waiting on bids for the following:

- Electrical box repair/replacement- have 1 bid
- Pool area fence- have 1 bid
- Snow removal
- Fire extinguisher yearly inspection
- Bid to replace spa heater

TRUCK MILEAGE:

July 2nd, 2019 = 98056

August 1st, 2019 = 98226

Units for sale =

Unit #12 Listed with Mammoth Realty Group

Units occupied by full time tenants = 12

9,10,13,28,101,109,113,125,126,131,133,134

Occupancy # of rental nights:

July = 412 Rental Nights - August = 536 Rental Nights

Action Item Follow Up

This will be included for the November meeting