

**Hidden Valley Village  
Regular Board Meeting April 22, 2021  
MINUTES**

**Location: (Attendance via zoom only)**  
**Topic: Hidden Valley Regular Board Meeting**  
**Time: Apr 22, 2021 06:30 PM Pacific Time (US and Canada)**

**General**

- A. Call to order by President Ruth Wheeler at 6:30PM
- B. Roll call. Record Board Members, Management, owners and guests, present:  
Board members: Ruth Wheeler, Jeff Risse, Debi Bell, Jim Murphy. Homeowners:  
Scott Olsen, Tricia Gomez, Jeff Alger
- C. Announcements/Orders of the day: Purpose of meeting is to follow through on the legal advice given to the board to act on behalf of the HOA in an open meeting to clarify the requirement of HOA access for 4 unit owners who have common area water shutoff access trap doors in their units. Specifically unit 41 which is in the process of sale with an escrow closing in early May. Ruth Wheeler will act as secretary due to the absence of Secretary Laura Tickunoff.

**Reports and Action Items**

A. Architectural Executive Committee Report

- 1. Possible Acceptance of a Proposed letter to the owners of unit 41 requiring that they re-establish access to a water main shut off. The current access has been blocked by a flooring and radiant heat installation in the unit in 2017. The flooring change was not approved by the HVV Board.

Motion: Ruth Wheeler; Accept and send the proposed letter to Scott and Tanya Olsen owners of unit 41:

Second: Jim Murphy

Passed 4-0

Discussion: Reading and editing of letter:

Dear Scott and Tanya Olsen (Owners of Hidden Valley Village Condominium unit 41)

Thank you for your cooperation in reestablishing the access to the common area water main shutoff valve which was blocked as a result of the flooring replacement in your unit.

The attached letter from Hidden Valley legal counsel, Tim Sanford outlines the various sections of the CC&R's that address the situation created by the closure of the trap door which was located in your unit. The letter also explains the HOA right of Access to the common area.

Please be sure to disclose the existence of the access as well as the HOA rights of use to any purchaser and/or agents of your unit.

Sincerely on behalf of the HVVHOA Board of Directors,  
Ruth E. Wheeler  
HVVHOA President.

Other owners will get notification of rights of access of HOA for the trap doors in their units. This will be done at the regular meeting on June 2, 2021

B. Homeowner Forum: 15 minutes

Discussion included: remodel plans for unit 41 were submitted to onsite management in 2017. There is no record that the plans were forwarded to the Board. An owner complement and thanks regarding the Board follow through to expediate the close of escrow for the unit, as well as the Olsen's efforts and craftsmanship to re-establish the access in the unit.

Meeting Adjourned at 6:43PM

Attachment: Letter dated April 17, 2021 from HOA Attorney Tim Sanford with legal opinion regarding the common area access and right of management to enter units.