

## **HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION**

### **Board of Directors Special Meeting Minutes**

Date of Meeting: August 28, 2023

Time: 5:30 pm – 7:30 pm

Location: Hidden Valley Manager's Office via zoom

Join Meeting ID: 898 3239 0309

Passcode:

864215 <https://us06web.zoom.us/j/89832390309?pwd=aTlCTFRVV2NiUHpvnpNPWjBPbFZyQT09>

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1. General A. Call to order by President. The meeting was called to order at 5:40pm.

B. Roll Call. Record Board Members, Management, Owners and Guests present.

1. Management: Present

2. Board: Jim, Ruth, Tricia, Debra, Nick and Brian joined at 6:30pm

3. Owner: Mary Kubischta #123, Tom Suter #114, Donna Piet #13 joined at 6:40pm

C. Homeowner Forum: 15 minutes (comments on Agenda or Non-Agenda Items)

1. None

2. Snow Damage Repairs – discussion and possible action.

a. Insurance Claim – Tricia provided an update from Justin, our independent consultant working with us on the insurance claim. He's been trying to get our new adjuster on the phone. He shared that he preferred that our communication with him be verbal. He plans to have an estimate to us in a couple of weeks.

b. Contractor Report and possible actions on repairs – progress review from Curt & Karen or Jordan.

Jordan has come back indicating that he underbid and wants a change order for significantly more. Management spoke with A+ roofing, who we thought was Jordan's original roofing subcontractor. A+ indicated they were not.

Management met with A+ roofing on site. They will be getting us a detailed estimate to seal all chases and caps, fix chase shingles, and finish the roofs. He also can finish the Bldg E chase rebuild if needed. He said that he could have materials and labor ready to start in 2 weeks.

c. Possible contract with "A Plus Roofing" with tentative contract and amount not to exceed \$10,000.

Based on the A+ roofing person's review of the roofs and remaining chases and their recommendation is that we do not replace/rebuild any additional chases and instead fix them (reseal, caps, etc.). The Board agreed that we want to engage A+ to bid to do the roofs and chase sealing for the remaining buildings that Jordan's contract does not currently cover. We will also ask for a separate bid from A+ for the work that may need to be completed on Jordan's 5 buildings in case we need to pivot on that.

Ruth shared that we have funds in the reserve study for roofing as well as other savings totaling \$45k that may be used toward the roofs.

**MOTION:** Debra moved to direct management to get a bid from Julio with A+ roofing to do all the work for the roof and chases repair and sealing of buildings not in Jordan's contract (E, F, I, J, K) Management will work with HOA President to execute a contract for to \$28,000. Tricia seconded. All were in favor.

**MOTION:** Ruth moved that we get a quote from Julio A+ to finish the 1 chase on building E rebuild and repair/seal the remaining chases and roofs on buildings E,F,I,J,K to have ready to execute for up to \$27,000 should Jordan not complete the work under his contract. Jim seconded. All were in favor.

Jim will draft a response letter to the email from Jordan that management shared.

Management provided a quick update on the work being performed on the interior repairs. They shared that priority is being given to those that had leaks and those with only cosmetic repairs may need to wait until next year.

4. Adjournment: The meeting was adjourned at 7:12pm

3. Announcements:

Future Meeting Dates:

September 19, 2023 6:00 pm

November 18, 2023 9:00 am

Annual Meeting November 18, 2023 2:00 pm