

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Special Meeting

MINUTES

Date of Meeting: July 13, 2023

Time: 5:30 pm - 7:30 pm

Location: Hidden Valley Manager's Office via zoom

Join Meeting ID: 851 6691 3355

<https://us06web.zoom.us/j/85166913355?pwd=ZGx5dWpoSDlhMXhwZ2xYMIFDUzBFdz09>

Passcode: 153380

Hidden Valley Office: 760-934-7303

Email: manager@hiddenvalleymammoth.com

1. General

A. Call to order by President at 5:37 pm

B. Roll call. Record Board Members, Management, owners, and guests present

- **Board Present:** Jim Murphy, Debra Martin, Tricia Gomez, Nick Roberts, Ruth Wheeler (joined at 6:06 pm)
- **Board Absent:** Niki Yoblonski, Brian Johnson
- **Management:** Present
- **Owners Present:** None

C. 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*

None

2. Approval of Minutes from June 28, 2023

Debra moved to approve the minutes. Tricia seconded and all present were in favor.

3. Snow damage repairs - discussion and possible action

- A. Insurance claim
- B. Contractor bid
- C. Updates, discussion, and possible actions on repairs - progress review from Curt & Karen or Jordan
- D. Logistics and communications with owners

Management provided an update on the walk through of the project with the insurance adjuster, the contractor, and structural engineer (Forest). Forest is there because we are required to inspect all balconies that are higher than 6'.

Jarod the adjuster said State Farm would need to itemize every nut, bolt and screw to try to justify more money. The Board

37 chases have some amount of damage but only 12 had leaks. The Board reviewed a complex map and confirmed which chases are which. Management has the list of which ones have the leaks and thus need more significant work. Those with leaks will have a full fix/rebuild. Those with cosmetic issues will have those repaired. And those without any repairs identified by State Farm still need to be re-sealed. Management will ensure those are billed in a separate scope of work.

Tricia is going to research getting a third-party adjuster to share what would be involved in hiring one. Jim will work with her on that.

Building F wall will be rebuilt with like for like materials. Building D siding does not need to be replaced. All leaks are a result of chases.

Provide Jordan detailed spreadsheet with state farm report specifics of scope and dollar amount awarded. Asking him to then identify his material and labor costs that are different from insurance. Also add any scope differences. Will do the same for the interior contractor. Need interior contractor to provide more detailed line-item pricing, minimally to separate the stuff that is technically HOA vs stuff technically owner responsibility.

4. Ratification of Warning and Hearing Notices: Unit H - Notices of hearings for \$250 for nuisance and \$250 fine for failure to notify management of occupancy, Unit I - Notices of hearing for \$500 fine for nuisance and failure to notify management of occupancy, Unit J - Notice of hearing for failure to notify management of occupancy and warning for pet in unit.

MOTION: Ruth moved to ratify the notices of hearings sent to the above unit owners. Debra seconded and all present were in favor.

5. Pest Control

Management shared the challenges we've had with pests. The Board approved changing pest control companies because the existing company has been ineffective at managing rodents. The new company will be more expensive but other complexes have been satisfied with their services.

MOTION: To approve the contract with Owens Valley Pest Control to an amount not to exceed \$5,000. Jim seconded and all present were in favor.

6. Announcements: Future Meeting Dates:

July 18, 2022 6:00 PM

September 27, 2022 6:00 PM

November 12, 2022 9:00 AM

Annual Meeting November 12, 2022 2:00 PM

6. Adjournment Jim moved to adjourn that meeting at 8:00 pm and all were in favor.