

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION

Board of Directors Regular Board Meeting

Saturday, Nov. 13, 2021 9:00AM

Agenda

Reports can be accessed via Hidden Valley Mammoth Website, hiddenvalleymammoth.com

Location: (Attendance via zoom only)

Topic: Hidden Valley Regular Board Meeting

Time: Nov 13, 2021 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85871525906?pwd=dVB6MVINRnVQTzc1SWRaTXBMRjl3dz09>

Meeting ID: 858 7152 5906

Passcode: 380610

If you have difficulty logging into the zoom meeting contact managers at (760) 914-1776

General

A. Call to order by President Ruth Wheeler

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

C. Announcements/Orders of the day/Items discussed in Executive Sessions

D. Changes to order of agenda and recusals.

E. Adoption of Minutes: Oct.6, 2021 Regular Board meeting

G. Homeowner Forum: 15 minutes (Comments on Agenda Items-Non Agenda Items after the meeting).

***Homeowners are encouraged to submit comments and suggestions to the board via email at bod@hiddenvalleymammoth.com

Business/Action Items

A.. Architectural

1. Status: Owner notification of required action regarding support posts removed or relocated in five units -- [See 11/13/21 Architecture Committee Report](#)
2. Homeowner Work Request Approvals (Risse)
 - a. Unit 17 requested door replacement - See [11/13/21 Architecture Committee Report](#)
 - b. Unit 15 flooring replacement rule violation (from Feb 3, 2021) - underlayment has not been installed yet, informed owner by email work needs to be completed by year-end 2021
3. Exterior Door Replacements Status (Risse) -- See [11/13/21 Architecture Committee Report](#)
4. Update for rule 5.4 Door Hardware (Door Committee)
5. Installation of key boxes by Vacasa without authorization -- See [11/13/21 Architecture Committee Report](#)
6. Installation of Video Ring Doorbells without authorization.
7. Use and cost of video ring doorbell in manager's office
8. Update: Tree Removal near buildings F and E..

B. Treasurer (Ogsbury)

1. Acceptance of Bid Proposals
 - a. Inyo Mono Tree Pro-Tree Removal

b. door replacements for 2022

2. [Acceptance of 2022 Budget.](#)

3. Treasurer's Report Sept 2021

4. Propane Contract for 2022

5. Eakins Laundry contract regarding purchase of quarters for management

6. Manager's Unit Renovation Expenses to authorize reserve expenditures for manager unit upgrades in the amount of \$2,153.94 from the reserve fund for the following items:

Assistant Managers: Bathroom vanity, kitchen cabinet doors, lamp and pulls and a smooth top electric range.

7. Suddenlink office wifi- cancel 2nd line for common area

C. Rules Enforcement Committee (Desario/Murphy)

1. Follow up 12 units with furniture on common area stair walkways

2. Follow up 3 units with locks that are not mastered to the manager's key.

3. Recommendation for board action regarding nuisance noise, and excessive occupancy resulting from one night rental of Hidden Valley studio loft unit.

4. Recommendation for board action regarding failure to follow through on architectural corrections for incorrectly installed floor and support posts.

D. Follow up on tabled items from August Meeting and Tree Removal Recommendation and bid.

1. Documentation of "best practices" for future management contract RFP, bid evaluation, and selection process (Risse)

2. Suddenlink wifi installation issues

E. Management Report and Management Input

1. Batteries for owners with keypad entry locks

2. Management actions required pending CC&R Pet Rule Amendment vote

3.. Management needs for HOA credit card

4. Increase spending limits at Chevron due to high fuel costs

Announcements:

Annual owners meeting Sat. Nov. 13 at 2:00pm

Adjournment

**HIDDEN VALLEY VILLAGE HOA
EXECUTIVE SESSION AGENDA**

NOTE TO MEMBERS: This meeting is closed to the membership per Civil Code §4935.

Date: November 13, 2021, 10:30 AM or Immediately following Nov. 13 Regular Board meeting

Location:Time: via zoom only, Zoom Meeting link:

<https://us02web.zoom.us/j/85871525906?pwd=dVB6MVINRnVQTzc1SWRaTXBMRjl3dz09>

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1. Rule Violations, Review and Action
2. Warnings and Fines
3. Disciplinary hearings.
4. Personnel issues.
5. Individual unit owner issues
6. Bid evaluations