

**HIDDEN VALLEY VILLAGE OWNERS**  
**ASSOCIATION**  
**Board of Directors Meeting**  
**Minutes**

**Date of Meeting: November 12, 2022**

**Time:** From 9:00 am to 10:00 am

**Location:** Hidden Valley Manager's Office via zoom

Join Zoom Meeting

Meeting ID: 841 1823 8900

Passcode: 536318

Hidden Valley Office: 760 934-7303 Email: [manager@hiddenvalleymammoth.com](mailto:manager@hiddenvalleymammoth.com)

**1. General**

- A. Call to order by President: Due to technical issues in the common area room, Tony Cole called meeting to order at 9:13am
- B. Roll call.
  - Board Members: Present: Debra Martin, Ruth Wheeler, Tony Cole, Tricia Gomez, Debi Bell, Nikki Yoblonski, Jim Murphy
  - Management – present
- C. Owners, and guests present: Brian Johnson Unit 19, Rosemary Braun #105, MBP15 screen name – didn't identify self then left, Matt Unit #128 & Kinoka Unit #120 joined shortly after the meeting began.
- D. Announcements/Orders of the day/Items discussed in Executive Sessions
- E. Any items pulled from consent agenda to be heard special, changes to order of agenda and recusals.
- F. Homeowner Forum: 15 minutes (Comments on Agenda or Non-Agenda Items)  
*\*\*via email to [homeowners@hiddenvalleymammoth.com](mailto:homeowners@hiddenvalleymammoth.com) comments and suggestions to the board*

**2. Approval of Minutes from September 27, 2022 (posted on website)**

**MOTION:** Tony moved to approve the minutes, Debra seconded and all were in favor.

**3. Consent Agenda Items – None were removed and all were accepted as is.**

A. **Ratification of notice for hearing for second offense of pet in short term rental unit 128**

B. **Architectural Committee Work Request Formal Approvals**

- *The Architecture Committee requests formal approval of the following completed work requests. Work has been inspected by management and copies of permits obtained where necessary:*

- Unit 41: structural/post reinforcement, copy of permit obtained
- Unit 134: new flooring/carpeting

C. **Management Report (attached)**

**4. Agenda Item 1 Board Approval of 2023 Hidden Valley Village Budget, Treasurers Annual Report and September Monthly Statement Review as**

posted on the Website

**MOTION:** Debra moved to ratify the 2023 Budget as Drafted by Butner HOA services, 2022 Annual Treasurers Review, and Sept. monthly statement Review as posted on the Hidden Valley Mammoth website. Tony Seconded and all board members present approved.

5. **Agenda Item 2** Request by owners to reconsider fines issued in January of 2022 and Report on Internal Dispute Resolution meeting demanded by the owners.

Owners requested to have a joint meeting as opposed to separate ones per unit. Jim Murphy and Tony Cole have been appointed to participate in those meetings. The meeting was this past Thursday night with owners of Unit 120 and 128. The matter was not resolved in the meeting. Jim made a list of the concerns for the Board to review and determine next steps in executive session. Board members will take a short break between the regular and executive session to review Jim's email.

**MOTION:** Tony moved and Jim seconded that this item be moved to executive session. All were in favor.

6. **Announcements:** Future Meeting Dates:  
Annual Meeting November 12, 2022 2:00 PM

2023 meeting dates will be discussed once have new board members after homeowner annual meeting.

Management brought up an additional item and request that the Board come up with a solution for a situation whereby other owners bring to their attention issues of dogs in units or too many people in units. Owners ask management what they're going to do about the dogs on site. Then when they look into it they are sometimes accused of harassing the people with dogs.

Kinoka brought up that as owners they are having difficulty enforcing the service dog situation with their renters, who are threatening to sue. That often when get complaints that too many in unit and they contact the renters who say there are not.

Tricia shared how she approaches her rentals related to service animals and that she has no issues complying with our rules.

7. **Adjournment.** Tony adjourned the meeting at 9:58 am.