

**HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION**  
**Board of Directors Regular Board Meeting**  
**Wed. June 2, 2021 6:30PM**  
**Agenda**

**Location:** (Attendance via zoom only)

**Topic:** Hidden Valley Regular Board meeting June 2, 2021

**Time:** Jun 2, 2021 06:30 AM Pacific Time (US and Canada)

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/84807019831?pwd=YXp0VIZIUHJ6R05KTVU3dWFcCeGY5dz09>**

**Meeting ID:** 848 0701 9831

**Passcode:** 292197

**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. Acceptance of Consent Agenda: 2/3/202: Minutes from April Regular Board Meetings, Treasurer's Reports, Management Report, Management Contract, Architectural Review - Work Request Report. Informational Reports: Reserve Study, Door Committee, Progress on CC&R Changes: Pet Rule, Letter from Tim Sanford, HOA attorney re. Common area access from trap doors, insurance reports about unlicensed contractors,  
 \*\*\*The consent agenda is posted on the HVV website: [hiddenvalleymammoth.com](http://hiddenvalleymammoth.com),
- 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](mailto:bod@hiddenvalleymammoth.com)

**Reports and Action Items**

**Business/Action Items New Business**

- 1. Reserve Study, preparation
- 2. Follow up for 2021 Reserve Line item for Exterior Door Replacements
- 3. Documentation of "best practices" for future management contract RFP, bid evaluation, and selection process (Risse)

**A. Management**

- 1. 2021-22 Contract
- 2. Property Management project/item updates & related property matters not covered in Management Reports
  - 1. Introduction of new management company C.House Property Management

**B. Architectural**

- 1. Homeowner Work Requests Approval

<b>Unit</b>	<b>Bldg</b>	<b>Work Scope</b>
23	C	Replace flooring
37	E	Drywall repair, Sliding Door replacement
48	F	Window replacements

32	D	Replace two sliding doors, " like for like"
33	E	Replace kitchen cabinets, countertops
113	I	Code-required replacement of existing fireplace insert.
126	H	Replace main floor carpet and flooring
133	G	Bathroom remodel
8	A	Kitchen remodel

2. Unit 37-HOA repair of Damaged drywall caused during 2017 winter-Acceptance of bid for drywall repair for unit 37 by Chris Florez in the amount of \$410 to be paid to owners for damage done in 2017 covered by insurance claim..

3. Approval of purchase and installation of Pool Heater using Reserve funds. Bid amount = \$5,021.66

C. Treasurer

- 1) Treasurer's Report (Items not included in the consent agenda if any)
- 2) Approval of the Treasurer's Report.

D. Rules Enforcement Committee

1. Nuisance Complaint-Barking dog unit 125

**Business/Action Items-Unfinished Business**

1. Possible CC&R Amendments:
  1. Dog Rule
  2. Flooring Replacement Operating Rule 5.3 clarification (Risse)
2. Follow up on Inspection of common area support posts in selected units  
[https://drive.google.com/file/d/1WHil4qTtA\\_mG0qSwlmJBvOU\\_jQSLV03K/view?usp=sharing](https://drive.google.com/file/d/1WHil4qTtA_mG0qSwlmJBvOU_jQSLV03K/view?usp=sharing)
3. Follow up on below building access to common area in 4 units: Units 41, 105, 123, 129-Common Area Access-Trap door access informational notification letter approvals
4. Follow up on Video Ring Doorbells
5. Unit walking procedure
6. Suddenlink wifi installation issues
7. Video surveillance equipment owned by the HOA and monthly fees to operate the equipment. Office Door and Lower Jacuzzi Camera.

Consent Agenda Posted on hiddenvalleymammoth.com website [Consent Agenda-June 2, 2021-Regular Board Meeting](#)

**Announcements:**

Future Meeting Dates;Wed. Aug. 4,2021 6:30pm, Wed. Oct. 6, 6:30pm 2021, Sat. Nov 13. 9:00am. Annual owners meeting Sat. Nov. 13 at 2:00pm :

Adjournment