

HIDDEN VALLEY VILLAGE OWNERS
ASSOCIATION
Board of Directors Regular Meeting
MINUTES

Date of Meeting: March 21, 2023

Time: From 6:00pm to 7:30pm

Location: Hidden Valley Manager's Office via zoom

Join Zoom Meeting

<https://us06web.zoom.us/j/81637613027?pwd=cEJEZIBjLzhOd2hBakxGRihtazJpQT09>

Meeting ID: 816 3761 3027

Passcode: 675499

Hidden Valley Office: 760 934-7303 Email: manager@hiddenvalleymammoth.com

1. General

1. Call to order by President Jim Murphy at 6:07pm.
2. Roll call. Record Board Members, Management, owners, and guests present
Board Present: Debra Martin, Ruth Wheeler, Jim Murphy, Nick Roberts, Brian Johnson, Tricia Gomez
Board Absent: Niki Yoblanski
Management: Present
Homeowners: Mike & Laura Tikunoff Units 38/21; Karen Shorr Unit 8; Chris Coseglia Unit 17; John Lohr & Jan Clausen Unit 104 ; Rosemary Braun Unit 105; David Swope Unit 2; Charlie McDonald #20
3. Announcements/Orders of the day/Items discussed in Executive Sessions - NONE
4. Any items pulled from the consent agenda to be heard special, changes to order of agenda and recusals.
 - Debra requested to pull January 2023 Treasurer's report.
 - **MOTION:** Debra moved and Jim seconded to approve the Treasurer's report, with corrections to be made and reposted.
5. 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*
 - Karen Shorr thanked Ruth for the details shared regarding the snow removal situation. Karen asked if management is walking units that are vacant or between renters and looking for structural damage? Management indicated they are. Jim shared that the insurance company advised us to keep track of everything and management is doing so. Management shared that there are currently 17 units with damage that we are aware of. They also notified owners and management companies to keep management informed of anything they are told. Karen also requested that we post pictures of the complex on the website.

- John Lohr asked management if the trash bins were accessible and management confirmed they are.
- John Lohr asked if we can assess the stairs with poor traction. Some seem to be better than others. His example is the J building upper stairs. The same building lower stairs are not.

2. Consent Agenda Items

1. Approval of Minutes from January 17, 2023 Regular Board Meeting
2. Treasurers Review for January, 2023 – REQUEST TO PULL BY DEBRA
3. Report on T-Bill investments
4. Report on Snow Removal Costs to date and need for Special Assessment for 2023 Snow Removal
5. Report on Rule Enforcement actions
6. Report on Architectural approvals
7. Report on Elevated Structure Inspection required by law
8. Report on recommended changes to the pet rule.
9. Managers Report

3. **Agenda Item 1** Adoption of Resolution to Borrow from Reserve Funds for 2023 Snow Removal Costs– Discussion and Possible Action on Emergency Special Assessment (August, September, October) for unforeseen extraordinary expenses for snow removal.--Ratification of January, 2023. Treasurers Review.-See Consent Agenda Reports for information on these three financial items.

MOTION: Ruth moved to adopt the following resolution to borrow from the reserve fund to pay for snow removal. Jim seconded and all board members present were in favor.

Resolution of the Hidden Valley Village Owners' Association, Inc.

WHEREAS, the Association is faced with an extraordinary expense for unforeseen large snow removal expenses incurred in January and February 2023

WHEREAS, the increase in cost of such magnitude was unforeseen by the Board;

WHEREAS, the Association does not have sufficient cash on hand to pay these unforeseen snow removal expenses, therefore this will involve a loan from the Association's Replacement Fund;

NOW, THEREFORE, the Board authorizes a loan from the Replacement Fund for up to \$350,000 for payment of the incurred snow removal costs.

Amounts borrowed from the Replacement fund shall be replenished to the Replacement Fund in no more than one year. It is likely that an emergency special assessment will be levied to repay the funds to the replacement fund.

This resolution is adopted and made part of the minutes of the meeting of March 21, 2023

BY: _____

President

ATTESTED: _____

Secretary

MOTION: Debra moved to authorize Treasurer, Ruth E Wheeler to compose a communication to owners explaining the need, process and estimate for a special assessment and direct Butner HOA to distribute the document to owners. Ruth seconded, all board members present were in favor.

- 4. Agenda Item 2** Discussion and Possible action need for extra dumpster on property.-Possibility of monthly fees for STR owners.
- A discussion of the fact that some dumpsters are getting full and others are not, creating an issue whereby management needs to relocate trash from one to another.
 - **MOTION:** Jim moved that management should first try repositioning the locations of the dumpsters to see if that addresses the issue and add additional pick-ups as needed. Then report back to the Board at the next meeting. Debra seconded. All Board members present were in favor.
 - The Board discussed the issue of possibly charging additional monthly fees for STR owners. The Board agreed that it was too complex of an issue and declined to consider further at this time.

- 5. Agenda Item 3** Discussion and Possible Action Pet Rule update
- MOTION:** Jim moved to accept the changes to update the Pet Rule as stated in the consent agenda and submit the updated rule to all owners for the required 30-day review. Ruth seconded and all Board members present were in favor.

- 6. Agenda Item 4-** Ratification of Warning Letters, Notice of Hearing Letters, and Notice of Fine/Suspension of Common area Use Letters sent to unit owners.-See Consent Agenda Report for Details.

MOTION: Ruth moved the following, Jim seconded and all Board members present were in favor. "Ratify: Notice of hearing letters for Units, A and B. Ratify: Board action letters sent to units A and B for fines and suspension of common area use for units. Ratify: Warning letters sent to Units D, F, & G Pet in STR and E, Failure to provide Management with correct occupancy information. Unit numbers and explanation of violations supplied in Executive session minutes. All documents to be archived with Butner HOA Services and Management."

7. Agenda Item 5-State Farm Insurance update

- Management shared that the State Farm inspector will be coming the second week in April.
- Management shared that we have a good policy and the claim was activated on 1/14/23 and we have 24 months to address claims.
- Management also shared that there is a shortage of qualified contractors to make repairs. If homeowners have someone who can do the work that is a licensed contractor, they should contact management for discussion of possible approval and guidelines to do so.

8. Management Input-Discussion and Possible Action: Elevated structure inspection bid approval-Owner Key distribution by managers, summer projects, other management items.

- Management commented on the elevated structure inspection. Anything that is higher than 6' must be inspected. Further details are in the meeting materials posted on the website with the agenda. Early indications from a preliminary walk through from the inspector are that we look pretty good, and he doesn't foresee any issues, unless something new is created from the excessive snow.
- Management also shared that after this inspection another one will not be required for 9 years.

MOTION: Debra moved and Jim seconded to accept \$11,825 bid proposal from Forrest Cross and direct management to proceed with scheduling the inspection. All Board members present were in favor.

MOTION: Ruth moved to discontinue the management service of distributing keys for unit owners, except in emergency situations. Jim seconded and all Board members present were in favor.

9. Announcements: Future Meeting Dates:

May 16, 2023 6:00 PM

July 18, 2023 6:00 PM

September 19, 2023 6:00 PM

November 18, 2023 9:00 AM

Annual Meeting November 18, 2023 2:00 PM-Location, Mammoth Library **NOTE LOCATION**

10. Adjournment - Ruth moved to adjourn the meeting at 7:20. Tricia seconded and all Board members present were in favor.

CONSENT AGENDA FOR MARCH 21, 2023 HVV REGULAR BOARD MEETING

- A. Approval of Minutes from January 17, 2023 Regular Board Meeting
- B. Treasurers Review for January, 2023
- C. Report on T-Bill investments
- D. Report on Snow Removal Costs to date and need for Special Assessment for 2023 Snow Removal
- E. Report on Rule Enforcement actions
- F. Report on Architectural approvals - Committee has nothing to approve as of March 3, 2023.
- G. Report on Elevated Structure Inspection required by law
- H. Report on recommended changes to the pet rule.
- I. Managers Report

A) HVV-Minutes-January 17,2023-Regular Board Meeting: See minutes posted on hiddenvalleymammoth.com website.

B) Treasurers Review for January, 2023: See review posted on hiddenvalleymammoth.com website. REQUEST TO PULL OFF CONSENT

C) Report on T-Bill investments:

Our vanguard corporate (non-profit) account was opened early February. We ran into a technicality, needing the same 'authorized signer' on both the vanguard and our corporate bank account to conduct transfers between accounts. Met with Ruth in person on 3/7 to add her, sign documents and electronically submit to Vanguard. Contacted by Vanguard on 3/14 to submit more documentation regarding Ruth's standing. (They have lots of regulations). Received message 3/16 that all paperwork is in review and should be approved shortly. We are close!

D) Report on Snow Removal Costs to date and need for Special Assessment for 2023 Snow Removal

Using the billing data through February 28, 2023 HVV expenses for snow removal are \$140,323. 69% of this expense is for Roof Shoveling. The snow removal budget line item in the operating fund and the contingency fund covers \$80,000 of the expense leaving us with a deficit of (\$60,300) rounded to the nearest \$100.

We still have snow removal expenses for the months of March, April, May, October, November, and December which will need to be paid. March is shaping up to be as devastating as January and February. An Emergency Special Assessment will be necessary.

The Board Treasurer, has consulted with our accountant, Butner HOA Services and reviewed the documentation from the 2017 and 2019 Emergency Special Assessments. This is the recommended plan of action supported by the treasurer and Cindy Butner from Butner HOA Services:

1. In order to know exactly how much to assess for snow removal costs it is best to wait until May to know what the 2023 Winter/Spring snow removal costs are.
2. To pay our snow removal bills for the months of March-May we can Borrow against our reserve funds. There is no penalty or charged interest for this as long as the borrowed money is paid back within a year.
3. Borrowing against the reserves requires that a resolution be adopted by the board and attached to the March meeting minutes of the open Board meeting-- See Resolution below.
4. At the May 16, 2023 Board meeting the Board will need to act to adopt a resolution to levy an Emergency Special Assessment to cover the estimated snow removal costs for October, November, and December added to the amount borrowed from reserves.
5. Using the protocol adopted for the 2017 and 2019 Emergency special assessments, The Assessment will be billed in three equal amounts on the August, September, and October billing statements. Costs associated with roof shoveling will be billed proportionally according to unit size and costs of driveway and ground shoveling will be billed at a flat rate.

Resolution to Borrow Money from the reserves:

Resolution of the Hidden Valley Village Owners' Association, Inc.

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WHEREAS, the increase in cost of such magnitude was unforeseen by the Board;

WHEREAS, the Association does not have sufficient cash on hand to pay these unforeseen snow removal expenses, therefore this will involve a loan from the Association's Replacement Fund;

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BY: _____

President

ATTESTED: _____

Secretary

Further Clarification Points:

-The Emergency Special Assessment may only be collected for actual and estimated Snow removal costs

-Many will ask; why can't we just use the funds in the Reserve account, rather than borrowing and paying back, to avoid a special assessment? The answer is that Civil code 5510(b) establishes Spending restrictions on Reserve funds. In other words we can't use Reserve funds for items which involve the general operations of the HOA (Operating fund items). The Civil Code States: "Boards may not spend reserve funds for any purpose other than the repair, restoration, replacement, or maintenance of, or litigation involving the repair, restoration, replacement, or maintenance of, major components that the association is obligated to repair, restore, replace, or maintain."

-Some may want to have an estimate of what the assessment charge will be. Because we don't have a crystal ball to accurately predict the March through December snow removal costs, this estimate should be considered a "Ballpark Guess". In light of the huge March atmospheric river which is dumping snow in Mammoth as I write this report, we will assuredly require another round of roof shoveling and hired ground shovelers along with increased need for loader service. The assumption that I'm using to come up with this ballpark guess is that the snow removal costs for March, April, and May will equal the January-February costs. Using a guess of \$15,000 for the Oct-Dec costs the Ballpark number that I'm using for the total Special Assessment is \$213,000. At this point 69% of our costs are in Roof Shoveling. So using that number (which is a wild guess) as a proportional rate for the assessment, here is the Ballpark guess for cost per unit: Studio = \$1,888 Studio Loft = \$2,518, One Bedroom = \$2,531, Two Bedroom = \$2,991, One Bedroom & Loft = \$3,266. Please realize that this is a Ballpark Guess. The end total assessment amount could exceed \$213,000 or we could get lucky and the final snow removal cost could be less than \$213,000. The amounts per unit are given solely to give the owners a ballpark estimate of the amounts that may be due this Fall. Also, take into consideration that the actual assessment amounts will be divided into 3 equal payments on the Aug, Sept, and Oct billing statements.

E) Report on Rule Enforcement Actions:

-Unit numbers can be cross referenced in the Executive Session Minutes

-Unit A:

*7/29/22-8/1/22. Violation-Excessive Occupancy, Excessive Vehicles, Incomplete notice of Occupancy

*7/30/22. Email sent by management requesting occupancy information. Email was not answered by the unit owner or property rental manager.

*8/15/22. Notice of Hearing Sent to Unit Owner

*9/27/22. Hearing held in Exec session. Owner did not attend the hearing, but emailed information **Date:** September 27, 2022 at 9:21:09 PM EDT, (after the regular Board Meeting started). The Letter stated that the unit was occupied and abused by excessive tenants, but requested leniency. Board noted that the on line advertising for

the unit is for 8 people, not 6 as allowed in CC&R. \$250 first offense fine issued for multiple violations of excessive occupancy, excessive Parking vehicles and failure to communicate accurate occupancy information to management.

*9/27/22. Notice of \$250 Fine Sent to Butner HOA to be archived and sent to the owner.

*2/3/23. Email Reminder titled Hidden Valley Past Due amount of \$250 sent to unit owner by HVV Treasurer.

*2/16/2023. Notice of Hearing to Suspend Common area Use for 30 days due to delinquent payment of fine

*3/21/23. Hearing to be held in executive session

-Unit B:

*10/14/22-10/16/22. Second offense Violation of Pet in STR No notification forms submitted prior to arrival. Owner contacted by management. Pet owner did not submit form.

*11/12/22-Due process Hearing number 1 - Owner did not attend hearing

*1/4/22-Notice of second Hearing sent

*1/17/22-Due process Hearing number 2 - Owner did not attend hearing

*1/23/22-Notice of \$500 fine with 30 Suspension of common area to follow if the fine is not paid within 30 days of the billing notice. Note: Suspension of Common area use to be instituted only if fine is not paid within 30 days.

Unit C:

*2/19/23-Violation of Pets in STR-Barking dogs left unattended in the unit.

Complaint filed with management by inconvenienced homeowner. Homeowner contacted the owners of the unit by phone. After placing their phone on speaker to record the barking dogs as proof of violation the owners, in violation of the rule took immediate action to have pets removed from the property. No warning sent to owners based on prompt action to remove pets.

-Unit D:

*3/4/23-3/12/23-Violation of pet in STR

*3/21/23-First Offense Warning letter sent to unit owner

-Unit E:

*2/26/23-3/12/23- Multiple Violations of failure to report occupancy after repeated reminders by management.

*3/21/2023-Warning letter sent to unit owner

F. Report on Architectural approvals - None

G. Report on Elevated Structure Inspection required by law

SB 326: What to Know About California's Condominium Balcony Bill If you serve on the board of a residential homeowners association (HOA) in California, it's important understand the requirements of California's balcony laws, including Senate Bill 325'58326" (DavisStirling Act : Civ. Code § 5550)

At Cross Country Engineering, we help California HOAs remain compliant with California's balcony by conducting thorough SB 326 inspections and providing detailed

reports. This guide will help you to understand the requirements of 58-326 so you can avoid costly building department fees, enforcement costs and potential liens against your properties'

What is 58-326 and Why Was this Law Passed?

On June 16, 2015, six students were killed in Berkeley, California and seven others were injured when the balcony they were on collapsed. The Berkeley balcony collapse resulted in the passage of California Senate Bill 326 on August 30th, 2019. This HOA balcony law, an amendment to Civil Code Section 5551, was designed to prevent future collapses by ensuring the structural stability of condominiums decks, balconies, and walkways'

The law applies to all HOAs or condominium complexes with at least three attached units.

What are the Requirements of 58-326?

Some of the requirements of SB-326 include the following: Covered HOAs must complete initial 58-326 inspections no later than January 1, 2025. Subsequent inspections must be completed at least once every nine years. Inspections must be completed by licensed engineers, architects or certified building inspectors. All exterior elevated elements (EEEs) "supported in whole or in substantial part by or wood-based products" that are 6 or more feet off the ground must undergo inspections. The waterproofing systems for each EEE must also be inspected. Under SB-326, inspectors are required to visually inspect a "statistically significant sample" (defined as enough units to provide "95 percent confidence that the results from the sample are reflective of the whole, with a margin of error no greater than or minus 5 percent") of a building's EEEs. The exact number of EEEs inspected will depend on the size of your building. After a visual inspection, the inspector determines whether further testing is warranted and is required to report any imminent dangers to life and safety to the city's building department and the HOA board. The inspector must prepare a signed, detailed report and present it to the HOA with the repair recommendations. The HOA board must then budget for the repairs and complete them.

The Report Must include the Following Types of Information:

Identification of the specific building elements that were inspected. The present physical condition of the inspected elements. whether the inspected elevated exterior elements pose any dangers to the safety a health of the residents. The expected service life and future performance of the inspected elements. Types of needed repairs, including emergency and non-emergency repairs. Any emergency repairs that endanger the health and safety of the public will promptly be referred to the building department's code enforcement agency. Non-emergency repairs will be reported to the condominiums association board.

You must include the inspection report in your reserve study and keep copies of your inspection for a minimum of two inspection cycles. The nine-year balcony inspections will coincide with every third reserve study. You should also make sure that you do not have more stringent requirements from your local government authority or within your governing body documents.

What Happens if you Don't Comply With 58-326? If you don't comply with the new law, the code enforcement arm of your local building department can assess fees, recover enforcement costs, and enforce liens against non-compliant properties. Additionally, failing to complete the required SB-32G inspections and repairs could expose you to liability. If the inspections are not completed, condo owners could lose their liability protection extended by their insurance companies for personal injury claims. This means that if any person is injured while using or occupying any of the association's exterior elevated elements, the association will likely bear the financial responsibility of any civil judgement and will not have the benefit of coverage under their association's insurance policies.

H. Report on Hidden Valley Operating Rule III Pets:

Pet's

Pet rules are clearly defined in both the CC&R's and the Operating Rules. Based on a 2021 failed vote to change the CC&R's to allow pets in Short-term rentals the consensus is that the majority of owners do not wish to have pets in short-term rentals.

Enforcing this is difficult when tenants and occasionally unit owners, as well as renting organizations, allow pet owners to demand housing based on disabilities without proper verification.

In order to balance enforcing our rules, address some owner complaints, and avoid exposing owners to complaints of discrimination in short-term rentals, the board reviewed our pet rules with our attorney to validate that our short-term rental restrictions for pets are legal.

The board has developed a solution that allows unit owners to make a reasonable accommodation for valid Service/Support animals. This solution will give owners with short-term rental units clear guidelines so that they can offer reasonable accommodations for tenants with verified disabilities, while still meeting the no pets in STR's rule which is in our CC&R's.

The updated form for Service animals now includes requirements which must be provided if a potential short-term tenant demands that an accommodation for their Support Animal be offered by the unit owner

The effort to improve the pet rule required much time by board members and direct legal costs of \$1,500 to come up with an acceptable solution that met our CC&R's and owner requests.

So that all owners may benefit from this expense here is what we have learned:

- 1) Our existing rule of requiring documentation for animals in short-term rental units is legal. Housing providers may ask 2 questions of a person who has a **Service** animal. A) is the animal required because of a disability B) What tasks is the animal trained to perform?
- 2) Hidden Valley welcomes Service Animals provided the service animal form is filled out and signed by both the dog owner and unit owner (or the rental agency)
- 3) A key point that short term renters of a Hidden Valley unit must be aware of is that the dog may not be left unattended in the unit. Neither service or support animals can be left unattended. If this happens and the dog creates a barking nuisance the unit owner is liable. Management will do their best to notify you so that you can pass on the violation fine to the STR tenant prior to closing out their account.
- 4) If you are renting your short-term rental unit to a dog owner who demands reasonable accommodation because they have a disability, but the dog is not trained to perform specific tasks, that dog is not a service animal. It may be a **Support** animal. Our form is correct in stating that Support animals are not granted the same privileges as a Service Animal, however a Support animal may be allowed in your unit. The HUD rules are different for Support animals. This is the process that must occur if a Support Animal is to be allowed in your unit:
 - a. First and most important! The owner of the dog must request an accommodation for their animal. (If they do not tell you that they have an animal required for their disability and they just bring their animal to your unit. You are not required to allow them to stay)
 - b. If the dog owner requests accommodation for their Support animal, they must show proof of their need for a Support animal. This usually comes in the form of notification from a medical professional that their patient requires the support animal (nobody needs to know the specific diagnosis of the owner.....just that they require the animal.)
 - c. As an owner at Hidden Valley you need to be sure the owner of the Support animal understands that the dog may not be left unattended in the unit and **you must supply management with the documentation from the medical professional of the need for a support animal.**
- 5) The Board is following the required process to update the pet rule to include requirements for Support Animals.

It is the boards and management's responsibility to enforce the rules, it is the unit owner's responsibility to abide by the rules – an owner failing to make accommodation for Service/Support animals may face legal challenges. The board is attempting to make sure our Operating Rules do not conflict with HUD and Support Animal requirements to accommodate individuals with disabilities. We hope that this information provides you with the information you need to communicate with potential rental clients.

Reference material for this information can be found on the following websites:

<https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf>
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB468
<https://bornstein.law/ab-468-emotional-support-animals/>

6) The red line copy of the proposed updates to the Pet rule is documented below.

Adopted-Proposed Pet Rule

Hidden Valley Village Owners Association

~~Sept 27, 2022~~-March 21, 2023

III. Pets

Restrictions on pets are created to eliminate nuisance to others and promote safety. CC&R requirements in section (7.6) (See Attachment A) require that only owners and tenants with a minimum lease term of one-year are allowed to have a pet at Hidden Valley. People who rent Hidden Valley Units without a minimum lease term of one-year (Short Term Renters) are not allowed to bring pets into any unit. The following rules governing pets, and pet owner behavior will be enforced by HVV Management.

3.1 Forms

Forms are required to correctly identify pets and enable management to communicate easily with owners and/or tenants who have pets and/or Service Animals at Hidden Valley. ~~Forms can be found on the Hidden Valley website,~~

~~<https://www.hiddenvalleymammoth.com/>:~~

~~Forms must be completed and signed by both the Service/Support Dog owner/handler and the Hidden Valley Unit owner, or management company representative who provides lodging accommodations. It must be submitted to HVV On-site Management prior to the guest starting occupation of the HVV unit with their Service or Support animal.~~

A. **Homeowner Pet Form**: This form is for Homeowners and Tenants with a minimum lease term of one-year only.

B. **Service/Support Dog Registration Form**: This form is for Guests with disabilities who require a Service/Support Animal. It is to be submitted to management at the time the unit is booked and prior to the arrival of a disabled guest who requires a Service/Support animal.

3.2 Service Animals

According to the ADA; a service animal is defined as a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability. Service Animals are allowed at Hidden Valley Village subject to reasonable regulations. Persons who own service animals and the owner supplying a unit in which a disabled person with a service animal are staying must sign and submit the required HVVOA Service Dog registration form to the on-site manager. It is a crime (misdemeanor) for someone to lie about whether his or her animal is a legitimate service animal (Penal Code Section 365.7).

3.3 Support Animals

~~As per AB 468, passed in California in September, 2021. Support animals are not entitled to the rights and privileges accorded by law to a guide, signal, or service dog. Support Animals are not allowed in Short term rental units at Hidden Valley Village Condominiums;~~

According to CALIFORNIA AB468 Article 4-Section 122317(a)(2&3): Support Pets are not entitled to the same rights and privileges accorded by law to a guide, signal, or service dog. Support Pets are allowed in Short term Rentals at Hidden Valley Village

Condominiums only after providing a copy of an ESA letter from a licensed healthcare professional who has a client provider relationship with the disabled individual established for at least 30 days prior to providing the documentation.

3.4 Pets of Owners and Long Term Renters

Unit owners and long term tenants with a minimum lease term of at least one year must submit a Pet Owners Form to management with the name and description of their pet and contact information. Long term tenants must submit a copy of their lease agreement to management along with their Pet Owners Form.

3.5 Clean Up After Pet

Those attending to pets are responsible for the immediate pick-up and proper disposal of their pet's leavings

3.6 Pet Noise

As judged by management, pet noise must be kept to a minimum to avoid becoming a pervasive nuisance. Dog owners MUST BE IMMEDIATELY RESPONSIVE to complaints about excessive barking or howling of dogs.

3.7 Leash Law in Effect

Mammoth Lakes Leash Laws will be enforced within the common areas. Loose dogs shall be reported to the Mammoth Lakes Animal Control for collection after a reasonable attempt has been made to contact the owner.

3.8 Pets to be Under Control

No person may allow his/her pet on Association property unless said pet is restrained by a substantial leash and is in the control of a person competent to restrain such pet. Pets must be kept a reasonable distance from those who request that an animal be kept away.

3.9 Proof of Insurance

Per the CC&R, all owners who have a pet (of any kind) in a unit, or who have tenants with a lease term who have a pet (of any kind) in a unit, must maintain a policy of liability insurance with coverage of at least one million dollars (\$1,000,000). A current copy of this insurance requirement must be provided to Management along with the HVV Pet Registration Form or the

I. Managers Report

HIDDEN VALLEY MANAGER REPORT
February 2023 / March 2023 (As of March 17, 2023)

COMPLEX SNOW UPDATE

Twenty-six feet of snow in January / February in Mammoth. Currently do not have March totals although March 1st Mono County to include Mammoth Lakes was declared a State of Emergency. Days and days of cold snow and then warmer wet snowfall has caused several damages here at Hidden Valley. We keep constant checks on the inside of condos and have found some damage to walkway & stair railings and to include water leaks from rooftops. We will not know the extent of damages until all the snow reseeds from each building.

SNOW REMOVAL

Snow removal has been ongoing since December and continues today (3/17). The complex truck along with the large loader service pushing snow and placement into snow storage areas has been challenging.

Rooftop snow removal – once snow leaves the rooftop it lands on the ground! This includes in a lot of areas walkways, landings, staircases. This is a dangerous job and with the large amount of snow and then ice buildup can take hours on each roof from start to finish. Thirteen buildings and some areas are much more time consuming than others. Currently there some buildings on property are completely encased in snow from ground level to the rooftop. We can literally walk from the parking lot to the rooftop.

We have been very lucky to have contracted with the large loader company and snow shovelers. Despite the immense amount of snow neither has increased their rates. With the high cost of fuel and insurance our costs are well under what others are paying in Mammoth.

HIDDEN VALLEY BUILDING INSURANCE POLICY

We've opened an insurance claim with our insurance provider on January 14th. Management has been in constant contact with them since. Also, the first large storm and continued storms Mammoth has been classified as a "catastrophic" event.

Documenting with photos and descriptions of each individual incident. to date we have approximately 11-12 units with ceiling cracks, water damage in a few, one broken fixed window and one damaged electric fireplace due to water damages. All have been documented. The State Farm Insurance Field Inspector will schedule the first site visit and he will do a walkthrough of all affected units on property. We encourage each homeowner to please reach out to management with cracks, water damage, balcony damage, windows, etc.

Repairs: In order for the HOA to claim damages and reimburse owners and/or the association for repairs, all repairs are required to be documented, work completed by a licensed contractor, estimates, and invoices must be turned into the Hidden Valley Manager Office. All work must be coordinated with onsite management. Work Request Forms will need to be completed by each homeowner. All contractors will need to be in contact with onsite management. For questions, please contact the HVV Office : manager@hiddenvalleymammoth.com – and or – 760 934-7303.

Placement of plywood over compromised windows, sliders and balconies has saved the complex a tremendous amount of money. Damaged windows and slider windows throughout Mammoth have been extensive. Having a damaged window repaired and or replaced will not happen here in Mammoth for a while so please, until we feel it is safe to remove them, they must remain in place. We Promise as soon as possible we will remove and safely store all plywood.

COMMON AREA UPDATE.

-Both spa / sauna areas are up and running smoothly all winter. Had a bit of a scare in the upper area a couple of weeks ago. Curt was checking the spa in the afternoon and was almost knocked over by a high odor of propane. Immediately checked the two propane tanks which were dug out and called AmeriGas Emergency. Manager made it here within twenty minutes with a driver. After investigating, Found both tanks completely empty! Propane gas is odorless and the additive settled to the bottom of the tanks which omitted the strong odor. The AmeriGas Manager was not a happy camper finding the tanks empty due to faulty Amerigas sensors on the tanks!

-As of March 16th – Mammoth Snow Report: 618 inches at Main Lodge & 784 inches Top of Mammoth Mountain!

-Welfare Check Ups during past storms: Management still maintains required records of occupancy, all homeowners must continue to notifying them of unit occupancy. Required Email notification is must be sent to management via manager@hiddenvalleymammoth.com. During storms, power outages, Mono County or Mammoth Lakes Alerts. Management will scramble to check unit occupancy in the case of emergency evacuations and the security of each person on property.

-New Service Dog Forms to include Support Dog information is located on the Hidden Valley Homeowner site: hiddenvalleymammoth.com. Home Page under “Forms”. Please read thoroughly and if you have any questions please don’t hesitate to contact management.

As of this writing we have one more storm on the horizon arriving in Mammoth! It has been a very long winter season for all full time residents in the Sierra and looking forward to summer...because we are sure we will not see spring this year!

On another note – BEARS are waking up! Have already encountered a bear on property and a very hungry bear as he or she found a feast in the upper dumpster and left large footprints in the snow.

Please be mindful and remember to lock the dumpsters and your vehicle. Be cautious, we do know of one bear hibernating under a landing and possibly more on property! Assistant Manager, Jared spotted a Bobcat on property just a couple of weeks ago and Coyotes are out and about. Keep your pets close and on leash when on property. Due to the large amount of snow, food sources for predatory animals are going to be scarce for a bit longer this year.

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