

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Special Meeting
AGENDA

Date of Meeting: Thursday, June 2, 2022

Time: From 6:30 pm to 7:45 pm

Location: Zoom only

Topic: Hidden Valley Village Board of Directors Special Meeting

Time: June, 2 2022 6:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83648464159?pwd=L3hoOE9jdWpEelhDajNISmw0L3cvQT09>

Meeting ID: 836 4846 4159

Passcode: 020639

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

1. General

- A. Call to order by President: Vice President Jim Murphy
- B. Roll call. Record Board Members, Management, owners, and guests, present
- C. Announcements: Resignation of Board Member Frank Ohrmund, effective May 27, 2022
- D. Items discussed in Executive Session on May 17, 2022: follow up on 2 units that have not acted on post removals, 1 warning letter sent to owner for pet in STR unit, possibility of hearings to remove common area privileges for unit owners who are 60 days past due with fine and/or common area payments, management bonus.
- E. Board Vote to fill Vacant Board Seats,
- F. Selection of President by the Board
- G. Changes to order of agenda and recusals.

2. Discussion and Possible Action Lower Jacuzzi:

- 3. Approval** of increase in Scope of the Chimney Chase Repairs to include 5 Chase replacements rather than 4 replacements. Total Cost not to exceed \$15,000

4. Homeowner Forum: 15 minutes

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

5. Discussion and Possible action on Demand By Owners Matt Desario and Kinoka Ogsbury to Reverse the newly adopted Rule III, Pets

6. Announcements: Future Meeting Dates:

July 19, 2022 6:00 PM

September 27, 2022 6:00 PM

November 12, 2022 9:00 AM
Annual Meeting November 12, 2022 2:00 PM

5. Adjournment

HIDDEN VALLEY VILLAGE HOA EXECUTIVE SESSION AGENDA

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

Date: May 17, 2022

Time: 7:45 or immediately following Regular Meeting.

Location Hidden Valley Office (zoom only)

1. Review of contract proposals
2. Personnel Issues
3. Review of owners who are past due with outstanding Fines

Attachment to Special Agenda: Report on Jacuzzi

The directive that the Board made at the May 17 meeting was to proceed working with management and the vendors to purchase and contract the installation of a new spa tub, provided the cost did not exceed \$40,000. This Report is an attempt to evaluate cost and options regarding the purchase, delivery, and installation,

The resurfacing bid presented by Aqua Creations has been withdrawn by the company. The company sighted the following reasons for withdrawing: "There are unknown issues regarding the deck thickness and finding a coping stone to properly interface with the new deck and existing spa" Structural engineering of the sub structure was a concern.

Here is a list of the Data that we have regarding the purchase and installation of a new spa. and the data that we still need.

New Spa from Coast Spas, model 814 C from B.,C, Canada:

Cost: Tub cost is \$13,000-\$14,000, Shipping \$4,000 (If we can find a truck that will come to Mammoth) unknowns are: Contractor Costs. These would include: structural prep for new deck hole to fit the tub, getting the tub into the hole, plumbing to accommodate second drain and hook to heaters, filters etc., electrical hookups, and possible tile work on top edge of tub

What we get:

- 3 year warranty on tub, 1 year warranty on leaks, 3 month warranty on painted lines on steps and seat
- 2 Skimmers built into the tub
- New and up to date tub that is about 1 foot longer than the one we have now with jets.
- Code compliance of tub with Mono health department has been Okayed.
- Compatibility of current mechanical items (pump, filter, heater etc.) is OK.

What we need and what we are doing to get information:

- **Shipping cost and time frame:** Rough Estimate of \$4,000. There could be difficulty with finding a truck and driver willing to come to Mammoth. The tub would have to be

offloaded in town or Bishop/Reno and transported to Hidden Valley. Date of Shipment unknown at this time.

- **Additional contracted costs:** At this time we have two contractors who should be able to give us ballpark bids on installation and subcontracted work.

- **Suggested scope of services:**

- Must be a licensed and Bonded Contractor

- Prep underneath the building for the dimensions of the new Jacuzzi tub.

- Get the Tub off the truck and into the prepped hole. Contractor must evaluate our site and look at the site plan that Niki and Frank put together.

- Hook up drainage system for the double drain and the deck drains

- Hook up all water and air lines from the tub to the pump room.

- Install all electrical needs

- Install Tile around the upper edge of the tub. (may be able to omit this)

- All required permits and inspections

***Contractor Evaluations and acceptance of Bids and contractor proposals can be done in Executive Session after the meeting.