

# HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION

Annual Owners Meeting MINUTES

Saturday, November 16, 2019, 2:00PM

Mammoth Lakes Library, Ellie Randall Room, 400 Sierra Park Rd, Mammoth Lakes

## 1. Welcome to Owners

A) Call to order by President Tony Cole 2:16

B) Introduction of Board of Directors and Management Team: Board Members: Dave Natali, Kinoka Ogsbury, Jeff Risse, Tony Cole, Ruth Wheeler, Steve Latshaw, Mike Murphy (absent)

Management Team: Klark Tapia, Sarah Tapia, Jorge Garcia, Karen House, Curt House

C) Owners Introduction: Jeff Alger unit 42, Kim Walters unit 126, Niki Yoblonski & Jason Brooks unit 22, Nancy Robins unit 1, Diane Cole unit 4, Karen Shorr unit 8, Andrew Khodaverdian unit 23, Charles McDonald unit 20, Matt Desario, units 35, 128, and 18, Matt McDonald & Kim Ng unit 102, Greg Wheeler 131 Guests: Danny Earls, TOML Revenue Accountant, Rob Patterson, TOML Administrative Services/Finance Director

D) Announcements

1) Quorum Requirements: number of envelopes received 58; quorum requirements are met.

## 2. Election of new board members

A) Open floor for additional nominations - Tony opened the floor for additional Nominations No additional nominations were offered.

B) Close floor for additional – Tony closed nominations.

C) Review all nominated candidates. Kinoka Ogsbury, Jeff Risse, Ruth Wheeler, Mike Murphy, Matt Desario

D) Attendees cast ballots – Members present and mail in ballots were accepted.

E) Appoint Election committee: Andrew Khodaverdian, Karen House, Sarah Tapia

F) Election committee was instructed to tabulates ballots.

## 3. Guest Speakers; Rob Patterson, TOML Administrative Services/Finance Director and Danny Earls, TOML Revenue Accountant

A) Rob Patterson and Danny Earls presented the following information regarding the licensing requirements and TOT Certificate Reissuance for the town of Mammoth Lakes. They offered time for a question and answer period for homeowners to participate:

\*60% of the town revenue is derived from Town Occupancy Tax.

\*It is the job of their department to review and audit transient rental properties in the Town of Mammoth Lakes. This includes online rentals and occupancy limits for short term (transient) rentals in Mammoth Lakes.

\*This year the town will be updating all Transient occupancy licenses for homeowners at Hidden Valley. There will be no charge for this service. Homeowners must supply their new TOT certificate Application form by November 30 to get their TOT certificate reissued.

\*Rob and Danny provided forms for homeowners in attendance to use to re-apply for their TOT certificates. The forms can also be found online. Danny stated that he will be emailing homeowners who are affected by this audit.

\*Town transient occupancy limits at Hidden Valley are:

\*Studio-4

\*Studio Loft-4

\*One bedroom-4

\*One Bedroom and Loft-6

\*Two Bedroom-6

\*This occupancy limit applies to transient occupancy only, other uses such as homeowner use and long term rentals have different limits and requirements.

\*Matt Desario stated that he had a variance to increase unit occupancy for his unit which he received from the planning department: Rob Patterson explained that variances for occupancy can be applied for through the Community & Economic Development Department when certificates are reissued this year. Danny Earls stated that variances to increase occupancy are usually awarded to very large condos like those at Talus which have large movie rooms etc. Rob Patterson stated that variances are not usually given to complexes that do not have adequate parking for increased density of transient renters.

\*A question was asked by Ruth Wheeler to clarify that the occupancy for a studio is 4. Danny Earls confirmed that this is correct.

\*Matt Desario directed a question to the board that studio occupancy is not the same occupancy as is stated in our rules. Can the rule be changed? Ruth Wheeler explained that the rule can be changed by using the same process that must be used for all rules according to our CC&R's.

## 1. Review of the Year

B) Major Accomplishments at Hidden Valley Village

1) Painting and maintenance- A,G & H \$3,500/per building over budget

2) New Management Company and new onsite managers.-Former Management Company allowed performance to slip. Board made requests for improvement. Onsite management failed to perform duties and police action was needed to remove them from the property.

3) Re-keying of homeowner units and common area buildings-77% of owners have locks that have been rekeyed to a master. The remaining units will need to come up to the standard requested by our management company

4) Upper Spa leak repair and maintenance – Leak lasted for almost a year but it is now repaired.

- 5) Refurbishment of upper and lower management units – The managers units were left in deplorable condition by previous onsite management. There were funds budgeted in the reserve study to refurbish the units. The board delayed the scheduled refurbishment until after the former managers departed. The project was slightly over budget.
- 6) Snow removal efforts – Snow removal was complicated this year by the fact that onsite management negligently damaged the Association’s truck and snow plow. Kevin English donated snow removal time with a bobcat. The emergency special assessment has been collected. It is hoped that the Association can build up its contingency funding to avoid emergency special assessments in the future.
- 7) Removal of dead and dying trees – Trees have been removed at a cost that was substantially lower than our original bid. This was due to the fact that several identified dead trees were actually on town property. These trees were removed by the town.
- 8) Guest/visitor parking passes – The new florescent lime green laminated passes are larger easier to see during storms so that management can monitor which vehicles are allowed on HVV property and get cars moved during storms. Please make certain that your occupant guests/renters place the passes on their car dashboards & leave them inside your unit when they depart.

## 2. The Coming Year and Beyond

### A) Major Upcoming Projects at Hidden Valley Village in 2020

\*Asphalt Slurry next spring/summer

\*Painting of two buildings

### B) Major Upcoming Projects at Hidden Valley Village in 2020 (tentative)

\*Exterior Lighting

\*Maintenance and repairs that have been backlogged due to previous management.

### C) Items of Note

- 1) Rules enforcement – As the complex is getting more and more use, the necessity for rules enforcement has increased. Homeowners should be aware that warnings and fines will be implemented when HVV Rules, Regulations, Policies are ignored, whether by guests or owners. Owners are ultimately responsible for observing HVV Rules, even if they use a rental agency to manage their rentals.
- 2) One night stays by short term tenants – Board will survey ownership to see if this is a significant issue. If it is the process of developing a rule can be instituted by the board. A straw vote by owners present did not indicate a clear consensus.

## 3. Treasurers Report and Financial Review

A) Annual Financial Report from the Treasurer – The Financial report was available at the meeting and will be posted to the Hidden Valley website.

B) Delinquencies – 5 Delinquencies for a total amount of \$2,241

C) 2020 Budget Review & Monthly Assessment for 2020- Regular dues will increase an average of 45/month per unit in 2020 due to increases in management fees, insurance cost, and general cost of living increases. This represents a 9% increase in dues over last year.

D) Reading of resolution – Tony read the resolution

## 4. Homeowners Forum / Open Floor

Matt McDonald Unit 102: Is there an attempt being made to collect damages from the previous management company? Answer Tony Cole: Yes, negotiations are ongoing with MRB, as yet no legal action has been taken. The association has collected a fee for the snow blower but more compensation is due to the association

Kim Walters unit 126: Questioned the need for the dues increase based on the fact that some budgetary items were not allocated correctly. On a separate note Kim Walters explained that she has installed a lock that cannot be keyed to the master key. Matt Desario contributed information as to why some locks could not be rekeyed. Ruth Wheeler apologized for the expense and inconvenience of this. The board attempted to choose a rekeying process that minimized the cost and inconvenience to homeowners. Unfortunately, there are a total of 12 units represented by 7 homeowners that have locks that cannot be rekeyed to a master. The owners of these units will need to replace their locks so that the association can support management in their attempt to provide service to the entire ownership.

Karen Shorr Unit 8: Explained some problems associated with the Jacuzzi jets in the upper Jacuzzi. The jets are pointed in the wrong direction and blast water and bubbles into the faces of jacuzzi users. Karen Shorr will show management and board the issue during the Sunday board inspection of the property.

## 5. Voting Results

A) Announcement of Board of Directors election results by Election Committee Chairperson

The Voting Results are:

Ruth Wheeler – 56 votes

Jeff Risse – 51 votes

Matt Desario – 48 votes

Kinoka Ogsbury – 38 votes

Mike Murphy – 37 votes

\*\*The new board member is: Matt Desario; reelected incumbents are: Ruth Wheeler, Jeff Risse, and Kinoka Ogsbury.

## 6. Closing Announcements.

A) Board sets Date/Time/Location of next Regular Board Meeting - announcement in next billing statement.

## 7. Adjourn Meeting. 4:52