

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION

Annual Owners Meeting

Saturday, November 14, 2020

2:00 pm

ZOOM Meeting.

Topic: Hidden Valley Village Annual owners Zoom Meeting

Time: Nov 14, 2020 02:00 PM Pacific Time (US and Canada)

<https://us02web.zoom.us/j/85891162063?pwd=Z05mNGZpb3NKUEpWRGd6QnozME5qUT09>

Meeting ID: 858 9116 2063

Passcode: 674293

1. Welcome to Owners
 - A) Call to order by President Ruth Wheeler
 - B) Introduction of Board of Directors and Management Team, Recognition and Appreciation for retiring board Members: Tony Cole, Steve Latshaw, and David Natali
 - C) Owners Introduction
 - D) Announcements
 - 1) Quorum Requirements
 - 2) New Election Requirements to comply with SB323
2. **Election of new board members**
 - A) Inspector of Elections to tabulate votes.
 - B) Open Floor for additional nominations
 - C) Close floor for additional nominations

D) Review all nominated candidates

3. Review of the Year

A) Major Accomplishments at Hidden Valley Village

1) Painting and Maintenance: Office Building and Building C painted, Drain repair in building A, Repair to stairway on South side of building A, Driveway Slurry Coat, Chimney Chase Repairs, Roof Inspections, Chimney Sweeping, Wall Heater Service, Fire Extinguisher Service.

2) Residential Lighting upgrades: Balcony and Porch Lights, Large LED common area lights, Solar lights for stairwells

5) Upper Pool and Jacuzzi: Repair of two leaks under concrete slab in pool area, Replacement of cracked pool skimmer, New heat exchanger for pool heater, Brand new heater for upper jacuzzi, Upgrades in pool equipment room, Troubleshoot and address the bubblers in the upper jacuzzi.

6) Replacement of Electrical panels for buildings A-F

7) Rekeying of residential units.

8) Adoption of Architectural Guidelines, Voting Rules, and Bylaws

9) Complements to our management team for both Operating Fund and Reserve Fund Savings

10) Preparation for Town required Fireplace upgrades for some homeowners

11) Adaptations due to COVID-19 shut down and summer fires.

4. The Coming Year and Beyond - Scope of work, cost, and timeframe for necessary repairs will be considered.

A) 2021 Required Reserve Study - Mandatory

B) Lower Jacuzzi repairs and upgrades:

C) Sudden Link Bulk Cable program

D) Chimney Chase Study and repairs

E) Residential door replacement for buildings A - F

F) Fireplace replacements and owner initiated unit upgrades.

G) Owner Input

H) Management Input

5. **Treasurers Report and Financial Review**

- A) Annual Financial Report from the Treasurer
- B) Delinquencies
- C) 2021 Budget Review & Monthly Assessment for 2021
- D) Reading of resolution

6. Homeowners Forum / Open Floor

7. **Voting Results**

- A) Announcement of Board of Directors election results by Inspector of Elections

8. **Closing Announcements.**

A) Next Regular Board Meeting will be Sunday November 15 at 10:00 AM. The purpose of the meeting is to elect officers and set dates for 2021 Regular Board Meetings. Agenda will be posted as required.

9. **Adjourn Meeting.**