

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION

Annual Owners Meeting via Zoom

Saturday, November 14, 2020 2:00 pm

1. Welcome to Owners

A) President Ruth Wheeler called meeting to order 2:10 PM

B) Board Directors were introduced: Jeff Risse, Kinoka Ogsbury [arrv 2:13], Matt Desario [arrv 2:12P], Steve Latshaw, David Natali, and Tony Cole and HVV Management as well. Also present: Craig Hansen, [hired Inspector of Elections].

Pres Wheeler offered remarks of recognition and appreciation to Directors Cole, Latshaw [arrv 2:25, technical difficulties], and Natali who are leaving the BOD after many years of volunteer service to HVVOA.

C) Owners Introduction

The following owners attended the meeting on Zoom: Debbie Bell [U-32], Charles McDonald [U-20, Matt McDonald [U-102], Jane Gleason [U-39, Karen Shorr [U-8], Jan Clausen & John Lohr U-104], Niki Yablonski & Jason Brooks [U-22], Tanya & Scott Olsen [U-41], Tricia Gomez [U-43], Debra & Geoff Martin, Jeff Alger [U-42], Jim Murphy [U-122], Weneta Kosmala & Peter Dahlbeck [U-106], Chalese Miller [U-109].

D) Announcements

- 1) Quorum Requirements; 63 ballots received; 3 disqualified [1 outer envelope not signed; 2 ballots from persons no longer HVV owners]. 60 **valid** ballots sufficient for quorum.
- 2) New Election Requirements to comply with SB323; a non-HVV connected person now required to tabulate the votes.

2. Election of new board members

A) Floor opened for additional nominations; none. Floor closed for additional nominations. All nominated candidates reviewed.

B) Inspector of Elections, Mr Hansen, was directed to open envelopes with ballots and commence votes tabulation.

3. Review of the Year 2020

A) Pres Wheeler reviewed significant accomplishments at Hidden Valley Village

- 1) Painting and Maintenance: Office building and bldg 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, all main interior wall heaters serviced, fire extinguisher serviced throughout the complex.
- 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, new heater for upper jacuzzi, upgrades in pool equipment room, troubleshoot and address the malfunctioning bubbler jets in the upper jacuzzi.

6) Replacement [required] 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 managers for Operating Fund and Reserve Fund savings

10) Preparation for TOML required fireplace upgrades for some homeowners with non-conforming units

11) Adapting to Mono Co & TOML COVID-19 stay away/at home regulations, summer fires burn risks & resulting extremely poor air quality.

4. Pres Wheeler discussed the **proposals for 2021 & beyond**. Scope of work, cost, and timeframe for necessary repairs were reviewed.

A) 2021 Required Reserve Study - State law mandate; why it's necessary, what it's used for, who performs it.

B) Necessary/proposed lower jacuzzi spa, repairs and upgrades,

C) SuddenLink Bulk Cable program; terrible lack of communication from SuddenLink, where HVV is with bulk program; debacle with extreme erroneous billing of individual owners.

D) Chimney Chase Study and repairs--those which need to be done asap; identify ones needing future work.

E) Individual unit entry door replacements for buildings A - F.

F) Fireplace replacements and owner initiated unit upgrades; TOML regulations required to observe; HVVOA policy regulations in place which owners planning certain interior remodeling must observe .

G) Management Input; Report prepared by resident managers was discussed.

5. **Treasurers Report and Financial Review**

A) Treasurer Kinoka provided the annual financial report; see Minutes of Nov 14, 2020 regular BOD meeting.

B) presented any delinquencies

C) presented BOD approved 2021 budget review & reduced 2021 monthly maintenance fee.

D) Pres Wheeler Read resolution in compliance with IRS requirements

6. Homeowners Forum / Open Floor

Karen Shorr [u-8; former HVVOA Director & Board Pres] asked the following:

Clarify SuddenLink bulk cable charges?

What explanation does OFPM offer for imposing \$85/ hr to operate an HVV skid loader--if HVVOA acquires its own? Mentioned rationales were increased insurance coverage required for HVV employee operators; also there would be fewer personnel available for manual snow shoveling.

What percent/number of units are currently available for short term rental? [23 AirBnB; 23 other agencies or self-managed.

Karen recalled that the lower jacuzzi spa was resurfaced in 2014.

Tricia Gomez [u-43] asked about obtaining an HVV owner contact list, also asked if HVV has an informal FB page. There is none, but Tricia was told it would be fine to start one. [Note: She has done so.]

The subject of HVVOA acquiring generator[s] was raised. The purpose would be to have the ability for managers to function when --not if--SCE cannot supply power. This might also allow some refrigerated food to remain cold.

Tanya Olsen [u-41] would like to see increased budget for landscaping. She dislikes the barren mountain earth look.

7. Voting Results

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

The newly elected Board Directors are: Debbie Bell [37], Chalese Miller [34], Jim Murphy [34].

The following information is required by state condo regulation to be reported: Jaimie Kelly (u-33) [27], Andrew Khodaverian (u-23) [24], Laura Samuelson (u-38) [23].

Board Officers were selected by the new board: President, Ruth Wheeler; Vice President, Jeff Risse; Treasurer, Kinoka Ogsbury; Secretary Chalese Miller. Members at Large: Debi Bell, Matt Desario, Jim Murphy

8. Closing Announcements.

The next regular HVV Board of Directors meeting will be Monday, Dec. 28, 2020.

9. Meeting adjourned at 4:25PM.

Respectfully Submitted, my last effort for dear old HVV,

Tony Cole, [former] Board Secretary

HVV Board of Directors