



HIDDEN VALLEY VILLAGE NEWSLETTER

November 2019

Remember to find useful info on our Hidden Valley Village Website -- <https://www.hiddenvalleymammoth.com> for updates, meeting date confirmation, and meeting agendas & minutes, governing documents, CC&Rs, By Laws, Rules, Regulations, Policies & Procedures, and newsletters.

The **HVVOA Annual Meeting** was held Saturday, 16 Nov 2019, in the Ellie Randall room at the Mammoth Lakes Branch of the Mono County Public Library. [The meeting followed the Board of Directors meeting which occurred earlier in the day]. As I have limited space in the newsletter, I'm mentioning highlights. Please check the HVV website for meeting minutes for more details.

Present were Directors Tony Cole, Steve Latshaw, Ruthie Wheeler, Kinoka Ogsbury, Jeff Risse, Dave Natali [absent: Mike Murphy]; also, Klark & Sarah Tapia, Karen & Curt House, & Jorge Garcia [Old Faithful Property Mgmt]. Unit owners are listed in the meeting minutes posted on the HVV website.

Board Director election results: Congratulations to Matt Desario who joins incumbents Ruthie Wheeler, Kinoka Ogsbury, & Jeff Risse, all elected to two-year terms on the Board. The Board expresses great appreciation to outgoing Director Mike Murphy for his wise counsel, his level headed and analytical approach as well as providing legal expertise on a variety of HVV issues all at no cost to we owners. Thank you, Mike!

Rob Patterson, TOML Administrative Services/Finance Director and Danny Earls, TOML Revenue Accountant were invited to present information about the **TOML Transient Occupancy Tax** which generates about 60% of ML revenue. The town will be updating all Transient occupancy licenses for owners at Hidden Valley at no charge. TOML planned to contact HVV owners to update/verify occupancy info prior to reissuance of TOT permit. Importantly, Mr Earls stated that maximum occupancy for HVV studios is 4 people. This will require reconsideration of HVV Occupancy Rules.

Treasurer Kinoka Ogsbury presented the **Budget Review & Monthly Assessment for 2020**. HVV had two unanticipated circumstances in 2019. 1, the approximately 50% increase in monthly management expense, & 2, losses from inadequate management supervision of resident employee resulting in vandalism, theft, and squatting in the manager's residence for several months. Negotiations with MRB are ongoing in an attempt to recoup some of these losses. HVV is an older complex, so even with attention to replacing things before they fail, often unexpected events occur and usually must be given high priority to correct.

During owner's open comments from the floor, the issue of reimbursement from MRB that was mentioned previously in this newsletter was mentioned. Another owner declared that she has installed an entry door lock that cannot be keyed to a master key. Ruth Wheeler on behalf of the Board apologized for the expense and inconvenience, but reminded us of the necessity for improved security & management efficiency. The Board chose rekeying that minimized the cost to most homeowners. Nevertheless, there remain 12 units [7 owners] that have entry door locks that cannot be rekeyed to a master. The owners of these units will need to change their locks so that HVVOA can support management to provide service to the entire benefit of the entire HVV ownership.

The meeting was adjourned shortly before 5PM. There followed a brief Board meeting to set dates for future BOD meetings [the **next Board meeting is scheduled for Saturday 25 January 2020 at HVV**; time: TBA, but Saturday meetings usually start at 10AM].

The **most recent** Hidden Valley Village Owners Association **Board of Directors meeting** was held at 10 AM in the Common Room at Hidden Valley on Saturday, 16 November 2019. Many of the items discussed were also mentioned at the Annual Owners meeting later that day. Please read the minutes of the BOD meeting posted to the HVV website for details.

HVV Rules & Regulations are simply being ignored by many owners & renters at HVV. Some owners believe that they can do whatever they want without any consideration of the impact on their neighbors. We live in a community. Construction isn't what it would be under modern building codes. Some owners begin interior remodeling without any approval by the Board. Some owners continue to rent their units without notifying management who needs to know which units are occupied with permission of the owner. Some owners refuse to have their guests use the parking passes provided. Some owners bring more than one dog, or allow their short-term renters to bring a dog. 19 of 84 units have not complied with the requirement to have entry door locks which allow management access with one master key. The 19 non-compliant units have 14 owners. All HVV units have supplied management with access to their unit. 77% of owners have complied with the master key door hardware policy.

I have repeatedly mentioned [also begged, pleaded, cajoled for cooperation] these and other violations of HVV Rules which are in place for the benefit of HVV owners. The Board still continues having to deal with such issues. **In spite of requesting cooperation with rental agencies**, still many renter visitors have nowhere else to turn but the HVV management office. Taking care of these visitors is not one of the duties of HVV resident managers. It's not fair to our managers to create extra work. **Whether a unit rental is managed by an owner, or a rental agency is hired, ultimately the responsibility for following rental procedures is upon the owner.** When management observes a violation of the HVV Rules, the Board has instructed management to notify the unit owner & the Board by email. The Board will consider the matter and determine whether or not to issue a written warning to the owner. Continuing violations will result in the **imposition of monetary fines. The HVV fines are hefty—for a reason.** They are intended to encourage compliance.

The fines schedule is included in Section 1.4 Disciplinary Penalties of the HVV Operating Rules found within the HVV website. Please review.

Some owners have complained about the **impacts of one-night short term rentals.** The Board intends to conduct a survey of the owners to get a sense of the number of owners discontented. Several owners have installed Ring type doorbell video cameras on or near the entry doors of their units. This is an intrusion into common areas and is not currently allowed. The Board will study this issue to determine whether HVV Rules should be changed to allow these devices.

The **Board has developed forms and policies needed for routine requests from homeowners for interior modifications of units.** Five operating rules have been proposed: **Door Hardware and Keys; Windows & Sliding Glass doors; Remodels and work requests; Washer & Dryer installation; Replacement Flooring.** The board reviewed the rules. All of these rules can now be submitted as a notice to owners for a 30-day review with the exception of the proposed Replacement Flooring Rules which require further refinement.

In spite of all the commotion at Hidden Valley during the past year, let us all strive to make harmony and quiet enjoyment return to the *valley*. I wish all very happy Christmas, Chanukah, & New Year holidays. In preparing your holiday greetings & gratuities, please remember our resident managers with cards and appreciations. Perhaps because the Board Directors work closely with our managers and observe all they do for the benefit of we owners, most, if not all, of us do give our managers holiday gifts. We are so fortunate to have the experience and knowledge that Karen & Curt bring with them. Jorge is bright, polite, and hard working. Let's work diligently to insure we retain the services of these great managers.

Tony Cole,
President, HVVOA, Board of Directors