

**HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION**  
**Board of Directors Special Meeting**  
**Minutes**

**Date of Meeting: Thursday, Oct. 8, 2020**

**Time: 6:30 PM**

Location: 2031 Charleen Cir, Carlsbad, CA 92008 (Attendance via zoom only)

Topic: ZOOM MEETING, Hidden Valley Board Meeting Oct 8, 2020

Time: Oct 8, 2020 06:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84702356377?pwd=bE5rNjd3eDFLOExhd0JzakVNR1RtUT09>

Meeting ID: 847 0235 6377

Passcode: 137338

**General**

A. Call to order by President Ruth Wheeler at 6:35 PM

B. Roll call. Board members present at 6:35; Ruth Wheeler, Jeff Risse, Steve Latshaw, Tony Cole. Present at 6:40 Dave Natali, Present at 7:00 Kinoka Ogsbury and Matt Desario.

Homeowners: Doug and Chalese Miller, Unit 109, Tricia Gomez, Unit 43, Mike and Laura Tikunoff Unit 38, Jeff Alger Unit 42, Andrea Egli and Jim Murphy Unit 122.

C. Announcements/Orders of the day: Welcome homeowners and thank Doug Miller for acting as inspector of elections. Direct Doug and Chalese Miller to count ballots for on the demand by the owners of 5 units: Mike and Laura Tikunoff, Jamie and Tim Kelly, Andrew Khodavardian, Karl and Gigi Barbour and Mary Kubischta to:

\*Reverse the change to Rule 2.1 thus prohibiting Studios from renting to 4 people for Short term Rentals.

\*Reverse rule change for architectural Rule 4.5 Unit Door Hardware/Lock/Screen Door Replacement Rule, thus removing all Architectural Guideline Rules for common area doors.

D. Changes to order of agenda and Recusals: Change Bulk Cable discussion to end of agenda, No Recusals

E. Adoption of minutes (Accidentally moved to the end of the meeting)

Motion: Ruth Wheeler; Adopt minutes from the Sept 26, 2020 meeting

Second: Jeff Risse

Passed 7-0

F. Treasurer's Report received Delayed because Kinoka Ogsbury was not present.

**Business/Action/discussion Items**

1) 15 Minutes Max-Homeowner Forum (Comments on Agenda Items first, other comments after the meeting): No homeowners participated.

2) Pool-Repair of leak in PVC main drain plumbing and small crack in skimmer:

**Motion:** Ruth Wheeler; Accept bid from ALD (American Leak Detectors) to add replacement of pool skimmer at an additional cost of \$2,550 to the work being done to repair the pool leak.

Funds to be taken out of Reserve Fund pool skimmer line item scheduled for 2021. Authorize management to proceed with scheduling and supervision of project.

Second: Tony Cole

Passed: 5-0

Note: Only one bid taken for this because the job was done in conjunction with an emergency repair of a pool leak

Reason: The Skimmer had a crack and getting both jobs done at once saved inconvenience of disrupting concrete and pool use twice. Also a cost savings for ALD travel expenses.

Pros: We saved the cost of \$825 travel fee for ALD by scheduling both jobs at one time

Con: Only had one bid and the recommendation of cost for the Skimmer in the reserve study was \$2,000 which was \$550 less than the bid price.

David Natali Joined meeting 6:40

Matt Desario and Kinoka Ogsbury joined meeting at 6:55

3) Approval of work requests from homeowners:

**Motion:** Ruth Wheeler; Approve the work request from the new owners of unit 40 contingent on the close of escrow of the property and requirement that homeowners supply flooring specifications to the board for review before installation

Second Matt Desario

Passed: 6-0-1 Dave Natali abstain

Reason: Board is trying to streamline the process for owners who want to do interior work on their units. New owners were respectful of the HVV architecture rules and communicated clearly to the board their timeline and desire to get work done in their unit

Pros: Owners specified the type of underlayment that corresponds to the Flooring Rule

Cons: The escrow on the unit closes Oct 15, thus the contingency in the motion. The board would like to insure that the flooring product is acceptable in terms of noise abatement regulations. Jeff Risse would like to compile a data base for flooring products to assist other owners chose products that comply with noise abatement protocols.

4) Management Request for photocell light sensors:

**Motion:** Ruth Wheeler; Authorize management to accept bid from Mike King in the amount of \$1,250 to purchase and install 5 photocell sensor timers for the new LED common area lights. Funds to come out of Reserve Fund; Residential lighting line item.

Second: Tony Cole

Passed 7-0

Reason: current timers are very old and must be manually reset every time there is a power outage. Electrician recommended the photocells light sensors. The cost of 250 each is a one time cost for installation and materials. If the photocells wear out they can be replaced down the line by management.

Pros: Updated photocells will increase efficiency and the need to manually adjust the old timers. Existing timers are very old

Cons: only one bid by electrician who did the install of the LED common area Lights

5) Discussion on SuddenLink Bulk Cable:

History:

- April 18: Motion to authorize cancelation of cable TV service for complex in the event that negotiations to have SuddenLink suspend billing effective April 1 are not successful.
- May 20: Matt communicated via email to board to stop paying bill for both Bulk and Office services
- Late July: SuddenLink cut off services of phone and Wi-Fi for manager's office. Matt worked to get services reconnected and set up a business system that is less expensive than original system. The system still needs upgraded access points and routers. Matt will follow through with this with managers when he can be in Mammoth.
- July 30 meeting: 2 motions: 1) purchase access point and router for office 2) resume payment for bulk and reinstate the service for homeowners. This process caused difficulties for billing for Butner's.
- We have 57 units participating and the cost per month is \$2,240. SuddenLink will not transfer cable hooks ups and disconnects to unit owners.
- Service has not been disconnected for any owners.
- Butner's will resume charging owners on their monthly billing statements and SuddenLink will get the bills sent to Hidden Valley.

- The board will “sit tight” with all of this and reevaluate at the Nov. Meeting.

6) Result of Vote:

-52 Ballots collected, 2 ballots disqualified (one for no signature and one missing the interior envelope)

-Vote tally for: Reverse the change to Rule 2.1 thus prohibiting Studios from renting to 4 people for Short term Rentals. Yes = 21 NO = 29

The vote to reverse rule change for 2.1 failed. Thus Studios are allowed to rent to a maximum of 4 people for Short term rentals

-Vote tally for: Reverse rule change for architectural Rule 5.4 Unit Door

Hardware/Lock/Screen Door Replacement Rule, thus removing all Architectural guideline Rules for common area doors. Yes = 18, NO = 32. The vote to reverse Rule 5.4. Architectural rule 5.4 remains in effect.

**7) Announcement of Next Meetings: Regular Board Meeting: Zoom Attendance only  
November 14, 2020, 10:00 AM. Executive Session Meeting at 9:00  
Annual Homeowner Meeting: Zoom attendance only. Saturday November 14, 2020 2:00  
PM –**

7) Treasurers Report: We just received the monthly financial statements for July and August. Kinoka will send report to board via email.

-We just had a \$100,000 CD mature on Oct 5.

**Motion:** Kinoka Ogsbury; Roll \$100,000 into a 12 month CD at Alliance bank at a rate of 0.6%  
Second: Ruth Wheeler

Passed 5-2

Reason: 0.6% at alliance bank was the best rate the accountant Cindy Butner could find.

Pros: Interest rates for CD's are very low. This is the best rate we could find

Cons. Interest rates are so low that we should put the money in a 6 month CD and hope rates improve in 6 months.

Discussion items: Many HOA's put interest income back into their reserves. This can be considered in 2021 when we do the reserve study.

**Motion:** Amend line item “Interest Income” from \$3,500 to \$2,000

Second: Tony Cole

Passed 7-0

Reason: CD interest rates are very low.

9) Homeowner Forum non-agenda items: Question by Tricia Gomez: Does the vote mean that Studios are allowed to rent short term to 4 people? Answer: Yes.

10) Item Discussed in Executive Session: Request by Homeowner to waive late Fee

**Meeting adjournment: 7:46**