

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors SPECIAL Phone-In Meeting
MINUTES

Date of Meeting: Monday, March 9, 2020

Time: 7PM

Location: Cole Residence; 205 S Juanita Ave Redondo Beach, CA 90277-3439

Call in information: (515) 604-9024, Access Code 284183#

General

- A. Call to order by President Tony Cole 7:06PM
- B. Roll call. Record Board Members, Management, owners and guests present Tony, Kinoka, Ruth, Dave, Steve, Matt, Absent Jeff Risse

1. New Business

- a. Discussion of Condo Complaints and Possible Disciplinary Actions:
 - i. [Unit 134](#): 2 Dogs off leash, attacked another dog in the complex. **Jeff Risse joined the meeting**. Motion authorizing Tony Cole to draft a letter informing the Owner of Unit 134 the Board has scheduled a disciplinary hearing on April 18 for two violations 1) having two dogs 2) having dog off-leash Letter should include the Rule violated, and a schedule of fines specified in Operating Rules 1.4. Letter should emphasize First Offenses carry a fine of \$250 due to the seriousness of the violations which caused a dog attack Motion Dave Natali, Second Tony Cole. Passes 7-0-0.
 - ii. [Unit 10](#): Tenants arguing late at night, disturbing nearby guests, two occurrences, [1/31/2020](#) and [2/1/2020](#) . Motion authorizing Tony Cole to draft a letter informing the Owner Unit 14 the Board has scheduled a disciplinary hearing on April 18 Letter should include the Rule violated, and a schedule of fines specified in Operating Rules 1.4. Motion Dave Natali, Second Tony Cole. Passes 7-0-0.
 - iii. [Unit 123](#): Rental guest with dog running on 1/13/2020. In addition, the owner refused to notify managers when people were occupying her unit. It was clarified in the meeting that the dog was on a leash. Motion To issue a warning letter to Unit of 123 and include a copy of the Operating Rules or ByLaws that relate to Dogs at Hidden Valley. Motion, Matthew Dseario Second Jeff Risse, Motion Passes 7-0-0
- b. [Call for a special vote of the members to reverse a rule change by 5% of membership](#) represented by Mike & Laura Tickenoff, Karl and Gigi Barbour, Jamie and Tim Kelly, Andrew Khodavardian, and Mary Kubischta, There was confusion as to what the request made was asking. The Board has 90 days to schedule a vote . The Board has decided: To continue discussion at the April 18 meeting, To solicit from the Town of Mammoth Lakes an Official Document detailing Occupancy and to provide this document to Michael Tikunoff,; to Authorize Tony to reach out to the Owners to make sure they understand the result of their request as stated and the timeline for Board response. Tony Cole to reach out to Member Michael Murphy for legal advice.
- c. Architectural/Landscape and Grounds Maintenance and Improvements:
 - i. Discussion and Possible Action on Approving [Drywall Repair Bids: Unit 108, Unit 102, Unit 41](#) Motion to accept the bid for \$745 from Chris Flores for Unit 108 drywall repairs and direct management to proceed with repair., Motion

Ruth Wheeler, Second: Tony Cole. Motion Passes 7-0. to accept the bid for \$690 from Chris Flores for Unit 102 drywall repairs and direct management to proceed with repair Motion Ruth Wheeler, Second Tony Cole. Passed 7-0-0. **Steve Latshaw left the meeting due to background noise interference.**

Owners of Unit 41 communicated with management that they didn't want the association to complete drywall repair in their Unit, and so management has not proceeded. Unit 41 had discussed a possible legal action and so it was deemed prudent not to proceed with further conversations. Tony: I've had most recent contact, and there was no threat or mention of legal action or contacting an attorney.

- ii. Discussion and Possible Action on [Approving Window Replacement: Unit 48, Terri Zajec](#) Motion to approve work request and direct managers to communicate the approval and supervise the work. Motion Ruth Wheeler, Second Jeff Risse, Motion Passes 6-0-1 (Abstention: Dave Natali)
 - iii. Discussion and Possible Action on Water Damage Issues resulting from Roof: Unit 41. The Board Directs Klark Tapia to contact Olsen (Owner of Unit 41) and communicate that "the HOA is ready to cut the check to the mold remediation company as final payment on the claim but the HOA needs a signed document from Scott Olsen releasing the HOA from future further liability from this incident. **Jeff Risse left the meeting due to being on the East Coast time zone.**
 - iv. Discussion and Possible Action on Water Damage Issues resulting from Individual Water Heater Leak; [Approval of work in Unit 118](#), Unit 122 liability Motion to approve the "Request for Repairs" submitted by the Owner of Unit 118 for installation of laminate flooring and 1/8" rubber underlayment. Motion Ruth Wheeler, Second Matthew Desario. Motion Passes 3-1-1 (Abstention Tony Cole, No: Dave Natali)
 - v. [Residential Lighting](#) Motion to purchase 225 lights at approximately \$45/fixture total cost, total cost NTE \$11,100. Motion Ruth Wheeler, Second Tony Cole Passes 4-1 (No: Dave Natali)
 - vi. Tree Removal [1](#) [2](#) [3](#) Motion to authorize management to take care of tree removal issues between Building A and B, not to exceed \$4000. Ruth Wheeler Motion, Tony Cole Second, Motion Passes 5-0-0
- d. Treasurer:
- i. Where to allocate \$15,000 Settlement Check from James River Insurance (Provider for MRB) Options are to put in Misc, Buildings, etc. Ruth: Can we put into contingency and then put wherever we needed Motion to place the insurance check of \$15,000 in the Contingency fund. Motion Dave Natali, Second Kinoka Ogsbury. Passes 5-0-0.
 - ii. Discussion and Possible Action; Create monthly auto-pay for recurring checks to OFPM where legally permitted. Cindy Butner's office setting up an autopay in the next 3 months using BillPay. Board to discuss at next meeting. Kinoka to solicit from Cindy separate options. Treasurer notes: Kinoka worried about the roofs, we keep putting money into the roofs every few months and it seems like the repairs are not permanent. We did temporary patches on the shingles. **Kinoka Ogsbury left the meeting due to illness.** Dave: Son who took over Freeman roofing not nearly as competent as father. Also mentioned that we may need to replenish the petty cash fund.

Matthew Desario left the meeting at 10:07P due to a previously scheduled 10p work conference call.

2. Old Business Meeting Suspended after loss of quorum Meeting resumed 7:07PM Tuesday March 10, 2020
 - a. Discussion and Possible Action; Compliance with [SB323](#) Tony Motion, Kinoka seconded. Hire Tim Sanford to draft the SB323 compliant voting rules. Cost not to exceed \$500 Passes 7-0.
 - b. Discussion and Possible Actions; [Modifying ByLaws](#) to prohibit Owners from
 - i. Voting Cumulatively
 - ii. Voting by Proxy Hire Tim Sanford to draw up Bylaw amendments to update the HVVOA Bylaws to be compliant with SB323 and additionally include language to eliminate cumulative voting and proxy voting. Cost not to exceed \$700. Motion Tony Cole, Second Ruth Wheeler. Tony: Aye, Ruth: Aye, Jeff, Aye, Dave: Matt: Aye Kinoka Aye Motion Passes 6-0-0.
 - c. Discussion and Possible Action; Adding a Security Camera to the Upper Pool/Spa Area for a Period of 90 days. Table to next meeting.
3. Next meeting scheduled April 18, 2020 @ 3PM; Cole Residence; 205 S Juanita Ave Redondo Beach, CA 90277-3439
4. Meeting adjournment. Adjournment