

11-14-2020 board Meeting
HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION

General

- A. Call to order by President Ruth Wheeler at 10:04
- B. Roll call. Board Members, Ruth Wheeler, Tony Cole, Jeff Risse, Steve Latshaw, Dave Natali. Kinoka Ogsbury Joined at, 10:10 Matt Desario Joined at, 10:25 Owners: Jeff Alger unit 42, Debra Martin and Geoff Shrager unit 40. Management: Klark Tapia joined at
- C. Announcements/Orders of the day: Meeting will be primarily discussion regarding the reserve study and projects for 2021. Opinions of retiring board members will be appreciated. SuddenLink situation is a fiasco and there will be a couple of motions to address these problems.
 Items discussed in Executive Sessions: Issuance of a \$500 fine for nuisance violation, Acceptance of contract for snow removal from CD construction, personnel issues.
- F. Changes to order of agenda: None
- G. Recusals: None
- H. Homeowner Forum: Unit 40, Debra Martin and Geoff ;Concerns regarding voting rules and fact that new owners who were not owners of record by the recording date that ballots are mailed out are ineligible to vote. Ballots of previous owners of the unit cannot be accepted if the postmark is after the closing date of the unit. Owners would like a change in the rules to address this anomaly.
- I. Adoption of minutes: Motion: Tony Cole Move to approve Oct 8, 2020 minutes. Second Jeff Risse. Passed 5-0-1 (Abstain Dave Natali)
- J. Treasurers Report: Kinoka Ogsbury

September 30, 2020		75.1%	Into Annual Budget period				
-		61.7%	Operating Expense Budget Spent				
Operating Fund	\$139,847	\$379,454	2020 Total Operating Expense Budget				
Contingency Fund	\$50,000	\$234,163	YTD Operating Expenses				
Replacement Fund	\$434,370	\$50,687	YTD Under Budget				
Total Funds	\$624,217	13.4%	YTD Under/Annual Operating Budget				
15	Units Past Due for HOA Dues	\$2,497	38.2%	Replacement Expense budget spent			
0	Units Pd in Advance for HOA Dues	\$5,048	\$171,116	2020 Replacement Expense Budget			
<u>Past Due Items of Note:</u>		\$65,290	YTD Replacement Expenses				
		\$63,164	YTD Under Replacement Budget Spending				
\$45 Dues increase effective Jan 2020		36.9%	YTD Under Repl Exp/Annual Replacement Revenue				

- b. Owners in arrears: 15. None over 30 days and 13 owners have not paid cable bills.
- c. Warning Notices and Fines: None

- d. We are under operating budget 13.4% for the year primarily due to coming in 88% under budget for snow removal YTD or \$20K YTD and savings in electricity and water and sewer as a result of reduced usage during Covid Pandemic.
- e. Just received September Financials from Butners' yesterday. They are still having some growing pains with the new online accounting system.
- f. Contingency Fund balance is \$50k.
- g. Currently the operating fund balance is \$139k and the suggested balance with 3 months of reserves would be \$95k. We are overfunded by approximately \$45k. Projected Operating Fund surplus for the year is \$35K.
- h. Working with Butner to move more operating funds to higher yield and secured CDs. Will have options for the board soon.
- i. Owner assessments for the year ending December 31, 2021 will decrease by approximately \$16. Per unit per month effective January 1, 2021.
- j. Budget packet and resolution will be differed to Annual Meeting.

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Motion: Ruth Wheeler; Accept treasurers Report, Second Kinoka Ogsbury, Passed: 6-0

K. Warnings and Fines: \$500 fine assessed to owner for nuisance violations.

Business/Action/discussion Items

1) Management Report [OCTOBER 2020 – MANAGERS REPORT – HIDDEN VALLEY CONDOS](#): No questions on the managers report.

Motion: Ruth Wheeler; The Management Report is to be submitted as a word document with any pictures included in the word document.

Second: Jeff Risse

Passed: 7-0

Reason: ease of documentation on the website and google documents

2) Approval of Work Requests and Contracts:

Motion: Approval of work requests: Approved during the Annual meeting: Approve the work requests for units: 7, 40, and 133

Passed 7-0

Reason: Owners submitted requests to replace flooring all sound abatement requirements were met.

Motion: Approval of DC Construction Snow removal contract.-Approved in executive session
Three Bids varied by \$5.00/hour. DC was the middle bid. Management recommended this company because they are reliable and know our complex.

3) General Discussion on Reserve Study 2021:

-Presentation of Reserve fund worksheet: [insert link](#)

-Weighing the advantages of deferring items vs. the disadvantage of increased cost of 3% inflation per year.

-assessing the desires of owners regarding improvement projects.

-Considering the balance between being frugal and cost conscious when completing projects with the need to not let the complex get run down

-The necessity of careful and deliberate planning with accurate cost analysis verses making quick decisions and overspending.

-The timing and funding of the following projects was discussed: concrete pool decks, lower Jacuzzi, pool fence, Doors for buildings A-F. Savings on residential lighting which was completed in 2020, but scheduled for 2022, Truck needs and replacement

4) Discussion and possible action Reserve fund Projects for 2021 and beyond:

A) Entry Doors for buildings A-F: \$47,741 Budgeted-

-Moving forward with doors for buildings D, E, and F to coordinate with 2021 painting was suggested.

Motion: Ruth Wheeler' Direct Management to get solid bids for doors and installation with a plan to install doors for buildings D, E, and F. Spring of 2021

Second: Jeff Risse

Passed: 6-0

Discussion on motion: Possibility doors that are not insulated for the closet doors in building E.

Consideration of interior drywall repairs that may be necessary with pre-hung doors. Some of the existing doors do not close and latch properly.

B) Lower Jacuzzi, Skimmer, Concrete Deck, Skimmers, filters, wood fence.

-Aqua Creations bid for the lower Jacuzzi was for a much larger scope of work than just resurfacing the Jacuzzi. Management, Steve Latshaw, Jeff Risse, and Ruth Wheeler (2020 Jacuzzi committee as well as Aqua Creations rep all concur that the lower Jacuzzi tub is in good shape. The coping around the Jacuzzi needs repair. [Lower Spa email re Aqua Creations Bid for 2021](#) delaying lower Jacuzzi to do concrete deck at the same time was suggested. 2021 board will need to make a decision, but the recommendation is to defer the lower tub resurfacing to a later date. The skimmer for that Jacuzzi cannot be replaced without replacing the entire tub.

C) Truck-Management had Mike at Mountain motors evaluate the condition of the truck. Excerpt from management report: **Complex Truck** – was in shop. Mechanic made repairs / replacement of sensor to the steering column. Mechanic replaced the left front wheel bearings. **Labor: \$450.00 Parts: \$618.59 Tax: \$47.94 = TOTAL: \$1116.53.**

Suggestions and comments made by the mechanic include:

- ☐ Suspension, motor, transmission – are all in good working order. Current mileage – 101181 (10/1/20)
- ☐ Suggestion - have the passenger side wheel bearings replaced – possibly ok until next spring.
- ☐ Suggestion – a new truck bed – existing bed sustained damage several times & upon inspection -possibly damaged / broken bolts in some areas that could cause potential damage and could start to fall off. Maybe a new rear bumper since it was hit & smashed into the bed of the truck.

Basically the truck is in “OK” condition according to the mechanic and with regular maintenance and upkeep should last a few more years having to remember that the truck is used with a snow plow during winter months it does take a bit of a beating than normal every day usage.

Block heater broken – a new heater was just purchased through Napa - \$61.95.

-Total Expenses for truck in 2020 to date is. About \$1,631 for regular recurring expenses and about

\$1,500 for repairs (Alternator, sensor, wheel bearings) Total cost for the truck for the year about \$3,131

-2021 board will need to evaluate truck replacement options as well as alternatives replacement items ie skid loader for snow removal and/or golf cart

D) Electrical Panels & Dog Houses, A-F: 2021, G-K 2029-This project has been delayed due to no fault of the contractor, we need to be aware of the danger of the unit electricity being out over night with freezing temperatures. Management will monitor completion of project.

E) Chimney Chase-Repairs have been done on some chases. Kinoka is still unsure of cost estimates for future chase repairs. We will be sure to bring the chases to the attention of the Reserve Study professional

F) Roof Preventative Maintenance-We might want to look at yearly maintenance rather than every other year.

G) Siding: a significant amount of funding is being set aside for siding. At this point there does not seem to be a desperate need for siding replacement. Funding available at this time is \$60,000, with additional \$60,000 funding added in 2024 and 2029. In 2029 funds will exceed \$160,000 if we continue to defer siding. Coordinating siding replacement with the painting of buildings which will begin in 2024 5.

SuddenLink Bulk Cable issues and contract: The suddenlink bulk contract has been re-instated with much effort. Approximately 15 owners suffered extremely high SuddenLink charges associated with their personal suddenlink bills. They were not informed by SuddenLink or the association of the change in their billing status due to the debulking of the bills.

Motion: Ruth Wheeler: Have owners submit a claim with verifiable billing statements to management for the amount of overcharging that the de-bulking of our SuddenLink caused. Deduct \$33.22 times however many months the accountants did not bill for our regular bulk cable charge. Pay the affected owners the balance of (Overcharge - Unbilled Savings) by Dec. 31.

Second: Steve Latshaw

Passed: 5-2 No Kinoka Ogsbury and Jeff Risse. Matt Desario changed his vote from no to yes after motion passed..

-Discussion on Motion:

Pro, Association is responsible because our actions caused the de-bulking of the account even though SuddenLink did not receive verifiable notification of cancelation. See supplemental SuddenLink reports. Ruth Wheeler is working with SuddenLink billing department it is hopeful that SuddenLink will correct the bills.

Con, SuddenLink canceled the contract without notification. It is their fault so the entire association should not be responsible for the excess billing o the individual accounts.

-General Discussion on future of the SuddenLink Bulk Cable programs at Hidden Valley:

A)How do we handle the monthly payment of the Bulk contract which is approximately \$2,250/month?

B) Butners is paying bills and charging participating owners \$33.22/month to cover fee (this runs about a \$200 deficit each month due to owners who have opted out over the years..

C) Once the excessive bills for individual owners is corrected we have 2 choices:

1) Allow any owner who wants to walk away from the bulk cable fee to do so. Divide the monthly cost of the bulk cable by the remaining owners and see if they want to commit to another year of the contract.

2) Give SuddenLink and the owners involved the correct 90 day notice as required in the contract and terminate the bulk cable program.

-Other Bulk options: SuddenLink offered a 100% participation contract. Ruth send out an informal survey and received help in evaluating the quality of the offer:

Survey Talley as of 11/9 Participation level = 44 = 52%

A (Cable and wifi) = 31 = 70% (37% of all owners)

B (wifi only) =3 = 7% (3.5% of all owners)

C (No Contract accepted) = 10 = 23% (12% of all owners)

Thanks for the helpful input and sharing of information by "the committee" Weneta Kosmala, Debra Martin, Trisha Luzio, Nick Roberts, Doug Miller

General Consensus is take no action on 100% contract for bulk plan for 3 years

Reasons: wifi is not fast enough, there are other options, technology moves fast a 3 year contract may not be advantageous, SuddenLink is too difficult to work with.

7. Snow Removal Equipment Purchase: Association looked at purchasing snow removal equipment it looked promising, but OFPM will charge us \$85/hour to have their employees operate the equipment.

Suggestion by David Natali to look at this when we renegotiate our management contract in July, 2021. The purchase of machinery would have to be approved by owners because the cost is so high. Leasing equipment would not require a vote.

8. Discussion and possible action regarding homeowners hiring non licensed contractors for work on property.- The difficulty is allowing owners to complete projects quickly and within their budget and protecting the association from legal liability.

Kinoka will do research to find out who is liable if a worker is injured on a job contracted by an individual owner. Kinoka will start by checking the CC&R's. and get back the board

9. Follow Up-Policy requests from management: when HOA is doing required repairs for units they need to set the schedule-.

Follow Up on management request to contact homeowners regarding rule violations

Motion: Ruth Wheeler; Set a policy for addressing rule violations that follow the following 3 steps.:

- 1) Management is to reach out to homeowners directly in an attempt to correct rule violations.
- 2) Management is to list time, date of contact, and a brief description of the owner's response in the daily log.
- 3) Management is to email all board members with notification of the rule violation only if they feel that the problem will not be corrected

Second: Tony Cole

Passed: 6-1, No Matt

Easing of Pet restrictions for owners and guests: Steve Latshaw would like to make the complex more pet friendly by allowing pets for STR's and allowing owners to have 2 pets. Steve will put together a committee to work on changes to the pet rules outlined in the CC&R. He will also consider looking at other areas of the Governing Documents that may need a "tune up"

Meeting adjournment: 12:51PM