

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

**Date of Meeting:** January 25, 2022

**Time:** 6:00 PM

**Location:** Hidden Valley Manager's Office via zoom

**Topic:** Hidden Valley Regular Board Meeting

**Time:** Jan 25, 2022 06:00 PM Pacific Time (US and Canada)

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/82070043361?pwd=aEduLzNOSkhObTZPM1BJSG5iYSTjUT09>**

**Meeting ID: 820 7004 3361**

**Passcode: 136839**

**1. General**

A. Call to order by President: Frank Ohrmund at 6:02

B. Roll call. Record Board Members, Management, owners and guests, present

Present: Ruth Wheeler, Debra Martin, Jim Murphy, Niki Yoblonski, Frank Ohrmund, Tricia Gomez, Debi Bell. Management. Jeff Alger unit 42.

C. Announcements/Orders of the day/Items discussed in Executive Sessions

D. Changes to order of agenda and recusals.

E. Homeowner Forum: 15 minutes (Comments on Agenda Items-Non Agenda Items after the meeting). *\*\*\*Homeowners are encouraged to submit comments and suggestions to the board via email at [bod@hiddenvalleymammoth.com](mailto:bod@hiddenvalleymammoth.com)*

Homeowner Jeff Alger asked why the Board voted to rescind the Ring doorbell motion from the prior year's board meeting regarding the trial process for installation of Ring doorbells. Frank shared that there have been issues and challenges/confusion with how it was written and how people were implementing and installing them because it was being poorly worded in the past. Additionally, issues of privacy have subsequently arisen that need to be addressed. Lastly, there was no consistency with the architectural look of what was being installed.

**2. Approval of Minutes** from January 11, 2022 Executive Session Meeting and January 11, 2022 Special Board Meeting.

Frank made a motion to approve minutes from January 22, 2022 Executive Session and Special Board Meetings. Jim seconded and all in favor (7-0).

### 3. Treasurer's Report

- a. Financial Review data for Oct., Nov. and Dec. 2022
- b. Owners in arrears. Action to be taken. Reported in treasurer's report.
- c. Warning Notices and Fines. Reported in treasurer's report
- d. Board Approval for Snow Removal expenses due to heavy December, 2021 snowfall in excess of 2 feet in 48 hours (Roof shoveling, Ground shoveling and loader service)

MOTION: Debra moved to accept the treasurer's review of financial information for October, November, and December 2021. Tricia seconded and all were in favor (7-0).

MOTION: Ruth made a motion to post treasurer's review to website each month. Frank seconded and all were in favor (7-0).

MOTION: Ruth Wheeler moved to approve the expenditures for snow removal in December in the amounts of: \$10,996.20 to CD Construction for Loader (Bobcat) services to clear the driveway, and C House Properties to reimburse fees uncured for the hiring of extra ground shoveling services in the amount of \$8,950. Frank seconded and all were in favor (7-0).

- e. Board Approval of Transfer of Funds between the Operating, Contingency and Reserve Funds.

MOTION: Ruth made a motion to approve the Transfer of \$20,000 from the Operating Fund to the Reserve Fund and \$30,000 from the Contingency fund to the Reserve Fund. Frank seconded and all were in favor (7-0).

- f. Authorization for Management to proceed with scheduling and bid solicitations for the following major capital expenses:
  - i. Driveway Slurry
  - ii. Residential Door Replacement (10 in 2022)
  - iii Chimney Chase Rebuilds (Six in 2022)

- iv. Spa Heaters if needed
- v. Office and Pool Electrical Panels
  
- vi. Managers Unit Renovations – Motion: Ruth Wheeler; Allow management to proceed with the management unit renovation needs in an amount not to exceed \$12,500. Second by Debi and all were in favor.
  
- vii. Sewer Line Clean outs as needed
- viii. Unscheduled Capital Expenses - upper spa jets and upper shower enclosures

Board discussed the process for the future on how to approach the projects on the reserve schedule. Going forward, management shall identify timing of what projects need to be done this year, will get bids and then present them to the Board for approval on future meeting agenda. Can be presented on a consent agenda unless anyone wants to remove something from the consent agenda for discussion.

**4. Management Report** and project/item updates and related property matters.

Management sent a report to the board in advance of the meeting. Karen shared that the complex truck odometer doesn't work and would be expensive to replace. The Board agreed it didn't make sense to fix and just continue to use as is. Frank made a motion to approve management's report and project update. Jim seconded and all were in favor (7-0).

**5. Standing Committee Reports:**

- a. Architectural Committee
  - i. Unit 42 Door lock approval – Niki made a motion to officially approve the work request for new door lock installation for unit #42. Frank seconded to ratify full approval of the work request provisionally approved in December 2021. All were in favor (7-0).
  
- b. Rules Enforcement Committee
  - iii. Procedure for issuing standardized warning letters for; pet violations and failure to notify management of unit occupancy.
  - iv. Ruth reported on continued challenges with owner notification of occupancy and pets in short term rentals.

MOTION: Ruth made a motion to establish a policy for issuance of warning letters for violations of Notification of Occupancy and Pets in STR rentals only which includes:

- v.1) Management notify both the Unit owner and the Rules enforcement Committee of the violation
- vi. 2) Rules committee to evaluate the need for a warning and submit the proposed letter of warning to the board and management via email as soon as possible after Management notification of violation.
- vii. 3) No comment from board members within 3 days of Draft warning letter to owner equals concurrence.

Frank seconded the motion and all were in favor (7-0).

## 6. New Business

- a. Adoption of updated Operating Rules 5.3-Unit Flooring, and 5.4 Unit Doors.
  - MOTION: Frank moved to adopt the restated Operating rules 5.3-Unit Flooring and 5.4 Unit Doors as submitted to the ownership for the 30 day review. Tricia second. All in favor (7-0).
- b. Choose first 10 units to have doors replaced
  - Ruth moved to approve the replacement of the following 8 unit doors (6, 17, 18, 33, 40, 41, 45, 125) identified as in the worst condition by management at a total cost not to exceed \$15,000. Debi second. Debra, Tricia, and Frank abstained since their doors are impacted. No one opposed. Jim, Ruth, Debi and Niki were in favor. Motion passed.
  - Door committee will meet to discuss and make recommendations for replacement of unit numbers and report back at next meeting.
- c. Zoom account for HOA  
MOTION: Ruth moved to direct management to purchase a zoom account for the HOA. Tricia seconded and all were in favor (7-0).
- d. Suddenlink access agreement in the Common Area  
Ruth moved to accept and sign the contract with an initial 3-year term. Second by Frank and all were in favor.
- e. 2024 and 2026 replacement of concrete flatwork around the pool and lower jacuzzi decks, pool fence, and lower spa tub - Wheeler. Ruth shared that this is a very large future project and suggested that a subcommittee with the architectural committee start looking into scoping out this project.

Frank moved to create a subcommittee to develop with a recommendation to repair and enhance the upper and lower pool areas. Frank, Niki and Ruth volunteered to be on the committee. Debra

seconded and all were in favor (7-0).

f. 2023 Balcony and Stairway inspections

MOTION: Ruth moved to direct management to begin getting bids this year for the required balcony and stairwell inspections scheduled on the Reserve Study for 2023. Frank seconded and all were in favor (7-0).

g. 2022 TOML Fireplace requirements.

Ruth moved to direct management to send unit owners a reminder about the TOML fireplace retrofit regulations Code requirements to owners who have not replaced their fireplaces with a reminder of the deadline to perform the required upgrades. Frank seconded and all were in favor (7-0).

**7. Old Business**

- a. Development of committee to research “best practices” for future management contract RFP, bid evaluation, and selection process – Risse – Tabled to next meeting.
- b. Follow up Units with post removals and post reconfigurations. Frank shared an update on the new approach that was discussed and approved in the January 11, 2022 special meeting.
- c. Follow up Video/Audio Doorbells. Frank shared an update about the decision on this from the January 11, 2022 special meeting. Motion: Frank moved to Direct Management to hire an electrician to remove the video doorbells after Feb 11, 2022. Debra seconded and all in favor (7-0).

**8. Announcements: Future Meeting Dates:**

March 22, 2022 6:00 PM  
May 17, 2022 6:00 PM  
July 19, 2022 6:00 PM  
September 27, 2022 6:00 PM  
November 12, 2022 9:00 AM  
Annual Meeting November 12, 2022 2:00 PM

**9. Adjournment**

Frank moved to adjourn at 8:25 and Tricia seconded. All were in favor.

