

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

**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

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

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)*

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

**3. Treasurer's Report**

a. Financial Review data for Oct., Nov. and Dec. 2022

b. Owners in arrears. Action to be taken

c. Warning Notices and Fines

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)

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

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
- vii. Sewer Line Clean outs as needed
- viii. Unscheduled Capital Expenses - upper spa jets and upper shower enclosures

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

**5. Standing Committee Reports:**

- a. Architectural Committee
  - i. Unit 42 Door lock approval
- b. Rules Enforcement Committee
  - ii. Procedure for issuing standardized warning letters for; pet violations and failure to notify management of unit occupancy.

**6. New Business**

- a. Adoption of updated Operating Rules 5.3-Unit Flooring, and 5.4 Unit Doors
- b. Choose first 10 units to have doors replaced
- c. Zoom account for HOA
- d. Suddenlink access agreement in the Common Area
- e. 2024 and 2026 replacement of concrete pool and lower jacuzzi decks, pool fence, and lower spa tub - Wheeler.
- f. 2023 Balcony and Stairway inspections
- g. 2022 TOML Fireplace requirements.

**7. Old Business**

- a. Development of committee to research “best practices” for future management contract RFP, bid evaluation, and selection process – Risse
- b. Follow up Units with post removals and post reconfigurations.
- c. Follow up Video/Audio Doorbells

**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**

