



Dear Homeowner,

I hope you are enjoying the final days of summer 2021. It's a bit smoky in Mammoth so typing up a president's letter, if not my favorite task, is easy on the lungs. Our August board meeting was long, but productive. Draft minutes are posted on our website. Here are a few items of note from the meeting. Our next meeting is September 26, at 9:00 AM. It is a special meeting of the Board for 2022 Budget planning.

**CC&R Change for Pet Rules at Hidden Valley:**

The Board passed the recommended language change for the CC&R change along with the committee's cover letter by a vote of 5-2. You will be receiving a ballot to vote on this item along with the ballot for selecting new Board members prior to the November Annual Meeting. The major changes to the existing rule are: 2 pets per unit will be allowed vs 1 pet. Short term renters and owner guests will be allowed to have 2 pets in a unit vs only owners and long term renters having one pet. There are a few other changes as well. All changes are identified in the committee's cover letter for the ballot that you will be receiving.

**Residential Door Replacement:**

The Board Accepted the proposed plan for replacement of worn and damaged residential exterior doors at Hidden Valley. The plan involves a phased replacement of ten doors per year with insulated fiberglass doors which match the appearance of the adjacent doors in the building. Our management team has developed a spreadsheet which documents the condition of all residential doors on the complex. This year management will proceed with the contracting and communication to owners for two doors to be replaced this fall. If this process is within our budget and the appearance of the doors is satisfactory the phased replacement of ten doors per year will begin in 2022.

**Budgeting for Hidden Valley 2022:**

The Board will have a special budgeting meeting on Sunday, September 26 at 9:00 AM. My prediction is that our costs for operating expenses will be reduced in 2022. We have had some significant savings in our operating funds in 2021 thanks to the diligent work of our management team C. House Properties. Curt, Karen and Alberto are always looking for ways to save on expenditures. This good news should be tempered with the reality that a new Reserve Study prepared by a professional corporation that serves HOA's, will include some necessary additions for long term capital expenses. These added items will include among other items: the cost of having all of our balconies and stairwells inspected by an engineer as required by a new state law. We will need to add a new line item to the reserve budget for the anticipated expense of replacing electrical panels for buildings G-K in eight years. Owners in buildings A-F are well aware of the electrical panel replacements which were necessary in 2020 and 2021. Buildings G-K were built 8 years after buildings A-F so the predicted useful life of the electrical panels will defray the immediate cost over eight years. By careful advance planning and adequate funding, along with careful spending it is my hope that we can balance some of the added cost for the necessary reserve items in our budget with the savings realized in our Operating Fund to minimize the expected dues increase for 2022.

Data regarding the budgeting process will be provided with the agenda for the Sept. 26 meeting. This is an open meeting and owners are encouraged to attend. That said, the Board as your elected representatives must make the difficult budget decisions. The Board will do its best to have data available when the agenda is posted. If you have suggestions or questions please let the board know via email [bod@hiddenvalleymammoth.com](mailto:bod@hiddenvalleymammoth.com) before the meeting. Beyond the 15 minute owner's forum, we will not be fielding questions from owners during the meeting. If you would like to get a jump on checking out the budget information I have attached a spreadsheet with my research on the operating budget based on the mid-year financial statement provided by our accountant Butner HOA services. Other board members will submit their requests for increases or decreases in spending. This data will be updated prior to the meeting, but it will give you an idea of what the board is working with to try to achieve a zero balance budget for the operating fund. If you would like to better understand the process of reserve funding and reserve studies you can check out the 2018 reserve report that is available via our website [hiddenvalleymammoth.com](http://hiddenvalleymammoth.com) under "HVVOA INFO"- "NEWSLETTERS AND NOTICES"-2018 Notifications

### **Items linked to the August 4 Agenda:**

We had a disappointing glitch at our August 4 Regular board meeting. While the board had access to all of the informational reports linked to the agenda, homeowners could not open the links. The Board was not informed of the issue until the owner's forum at the meeting. We did our best to solve the communication issue by taking time to review the reports orally for the owners who attended the meeting. This created a meeting that was longer than it should have been. We had to table some items due to time constraints. The video ring doorbell discussion was tabled until the Oct. meeting.

If you have problems accessing Hidden Valley information at any time please email the Board and Management prior to the meeting so that we can send you the information. The Annual Policy Statement sent to owners yearly explains the access process for records. Hidden Valley has always archived minutes and governing documents with our accounting firm, Butner HOA services. Karen keeps all documents updated on the office computer. Our website was inherited by Board Vice President and web master Jeff Risse. Jeff has updated the website to include governing documents, management reports, agendas, and minutes. The website provides free access to documents.

The Board uses Google Docs to post and collaborate as a group on reports, draft minutes, treasurers reports etc. There was a glitch with the linked reports from google docs on the August agenda. We are working very hard to provide owners with accurate information and transparency of board actions.

If you would like to review the reports submitted to the board on: CC&R Change for pet regulations at Hidden Valley, Exterior Door Replacement, and Video Ring Doorbells email a request for the reports to me [ruthewheeler@yahoo.com](mailto:ruthewheeler@yahoo.com) and I'll forward the reports to you.

### **Board Member Elections:**

The nomination forms to elect Board members for 2022 and 2023 are due by September 3, 2021. Please submit your nomination forms to [info@butnerhoaservices.com](mailto:info@butnerhoaservices.com) the forms were sent with your July billing statements and can also be found on the website [hiddenvalleymammoth.com](http://hiddenvalleymammoth.com) under "HVVOA INFO"- "NEWSLETTERS AND NOTICES"

Sincerely,  
Ruth E Wheeler  
HVVOA President