

Dear Homeowners,

Did you know that every building at Hidden Valley except D and J have new homeowners! First and Foremost a hearty hello and “Welcome to Hidden Valley” to our new owners. I’m sure that your enjoyment of our Hidden Valley Community will exceed your expectations.

By way of introducing myself, I’m Ruthie Wheeler President of the board. I’ve been an owner at Hidden Valley since 1987. My Children Amy and Eric grew up Skiing/boarding Mammoth Mountain, playing in Sam’s Woods, Having Easter Egg hunts with friends and owners in the area below our pool, and backpacking in the summer. Eric and his wife Stacie are frequent visitors at Hidden Valley. Along with their 2 year old and 6 month old. They are carrying on the family traditions of fun and appreciation for our Hidden Valley home. My husband Greg and I own units 136 and 131. We have a long term renter in our studio and we short term rent our Studio Loft when we are not using it. We are familiar with the challenges and rewards of the investment side of owning at Hidden Valley.

My apologies, you have not received an update of board activities lately. Board work has become somewhat challenging over the last few years. We are finally digging out of the expense and disruption that the Suddenlink bulk contract cancelation caused for 59 owners. We also dealt with some bizarre communication issues. The board has clarified the correct legal aspects of board communication. We will work to avoid dysfunctional communication and strive for transparency and clear communication between both board members and homeowners. If you have informational input or concerns regarding any board actions please address the entire board at bod@hiddenvalleymammoth.com.

I hope that my experience as a board member, knowledge of our complex, budget and historical background of Hidden Valley will help lead us into a positive and cost effective year. Our onsite manager Karen House will be sending out a Spring Newsletter to update you on maintenance projects and all things management related. Here’s the “scoop” on board activities:

2021-22 Management Contract: This is the number one item that is keeping me busy and awake at night. The board has decided to go out to bid this year in order to do some cost comparisons. The Board is looking at various management models. It is proving to be an educational experience. There are many

management models to look at. We will be looking at bids from several companies during an executive session meeting to be held next Thursday March 18. Owners are not allowed to attend executive session meetings due to privacy issues with dollar amounts of bid proposals and personnel discussions. However, we would like to know what your preference is with regard to management models:

Do you prefer our current system with onsite managers present to watch over the complex and perform maintenance tasks or a model that does not have an onsite management presence?? Feel free to weigh in with your thoughts. You can reply to bod@hiddenvalleymammoth.com

2021 Board Meetings:

In an attempt to keep meetings efficient we will be using a consent agenda for routine board business items and informational reports. The consent agenda will be attached to the regular agenda for all owners to view. It will give you background info and insights regarding board actions.

Regular Board meeting dates for 2021 are: Wednesdays at 6:30 PM. On the following dates: Feb 3, 2021, April 7, 2021, June 2, 2021, Aug 4, 2021, Oct. 6, 2021 and Saturday Nov. 13, 2021 at 9:00 AM.

The Annual Owners meeting will be Saturday Nov 13 at 2:00 PM.

Agendas with zoom info and meeting topics are posted on the office wall and the website. Mark your calendar and zoom in!

2021 Board Tasks:

-High on the list of chores for 2021 is providing information for our once every three year reserve study. A good plan for the reserve study helps keep the complex in tip top shape and helps keep dues reasonable. Board members, Kinoka Ogsbury, (Treasurer), Jim Murphy, and I will be working on this task.

-We have a fairly light list of maintenance tasks this summer. We paint buildings on a rotating basis at Hidden Valley. This year wraps up the cycle with buildings D, E, F, J, and the pool building. We will have a break from building painting until

2024. (Routine touch up painting funded in the Reserve Account is done by management every summer)

-We will be completing the replacement of building electric panels for buildings A-F this spring, summer and fall. There are many requirements mandated by So. Cal Edison for this project. Next time you see onsite managers Curt and Jorge extend a hearty “thank you” to them. Edison required an elevated work platform to be built for the panel on the D building. Curt and Jorge solved the problem by constructing an elevated landscape structure using extra railroad ties at no cost to the association.

-The board postponed replacement of residential entrance doors for buildings A-F, We have the funding for this project in reserves, but we chose to not “pull the trigger” on the project this year. The Board needed a bit more time to iron out the details of style, door hardware and process for replacement to minimize disruption to unit owners. At the April 7 meeting we will begin the planning process for this task with a goal of completion within the next few years. If you have an interest in serving on a committee to iron out the details of this project use bod@hiddenvalleymammoth.com and let us know.

-A pet committee has been hard at work. The goal of the committee is to make changes in the CC&R's to allow for a more pet friendly complex. The committee's report along with managers input will be part of the consent agenda for the April 7 meeting. Be sure to read it and weigh in with your opinion to the board if you feel inspired to contribute. bod@hiddenvalleymammoth.com

- Board member Jeff Risse keeps our website updated and takes care of homeowner requests for architectural work orders. The board has worked very hard to make the process for architectural changes in your unit smooth and fast. Your first stop for any type of work on your unit is checking in with management. Onsite manager, Karen House will forward all requests to the board. Jeff's takes it from there and gets the work orders quickly moving through the correct channels. For owners who are new to owning in a shared community this process can be frustrating. Please understand that the process is designed to keep peace and harmony at Hidden Valley. The architectural rules were put in place largely, due to some abuses which caused significant disruption to adjacent neighbors and a few ugly common area changes. Think silver aluminum garden window sticking

out over the common area walkway to your unit, a 2 year project with construction debris and tools left in the common area, workers living in a unit with no electricity or water in the freezing winter!! The board and management are working very hard to make the important process of architectural approvals as quick and easy as possible. Thank you for working together with us in this area.

In closing I wish you nothing but fun and enjoyment as we create a culture of shared community at Hidden Valley.

Sincerely,
Ruth E Wheeler

**HIDDEN VALLEY VILLAGE HOA
EXECUTIVE SESSION MEETING NOTICE
AGENDA**

NOTE TO MEMBERS: This meeting is closed to the membership per Civil Code §4935.

Date and Time: Thursday, March 18, 2021. 6:30 PM

Attendance via Zoom only:

Meeting Topics

1. Evaluation of Bids for 2021-22 Management Contract
2. Possible selection of 2021-22 Management Contract
3. Possible Interviews with Management candidates