



Dear Homeowners,

Thank You Awesome Hidden Valley Homeowners:

As I sit down to write my final letter to you as President of the Hidden Valley Board I am reflecting on what an awesome condo complex we have at Hidden Valley. We are an exceptional group of condo homeowners here at Hidden Valley. I was reminded of this when Karen House and I met with Cindy Butner to turn in our election results and go over needed information for our transition to a newly seated Board of directors. Butner HOA takes care of: all HOA billing needs, mailings of election documents, notifications of payment delinquencies and rule infractions, all required annual yearly disclosure statements, yearly budget documents, monthly financial statements to the Board of Directors, printing and mailing of HOA checks to vendors and contractors, escrow information for all newly purchased condos for over 100 condo complexes in Mammoth Lakes. Cindy Butner knows “what’s up” with HOA’s in Mammoth Lakes. Over the years I have gone to her with countless questions. I always get a concise professional well informed answer. I respect her as one of the utmost authorities regarding condo complexes in Mammoth Lakes. Karen and I were complemented on the fact that we had 7 homeowners run for 4 Board vacancies with 70% of our owners taking time to vote. Other complexes in Mammoth are having great difficulties getting volunteers for board positions and they often can’t ratify their elections due to the fact that they don’t get a quorum for voting (most Governing documents require 33% of the owners for an election quorum) Hidden Valley showed up with 70%. Thank you all for your continued engagement in letting us know what you want, stepping up to volunteer for board positions, and voting.

Hidden Valley is a better place due to the efforts of every homeowner, be it participation on the board, courtesy and respect for our neighbors, communicating with management, even clipping up the dumpsters so the bears can’t get in makes you part of the team. I’m grateful that we have a spectacular complex where we can enjoy a camaraderie of neighbors and all that Mammoth Lakes has to offer.

Board Member Election Results and Resignation of Board Member Laura Tickunoff:

Newly elected Board members are: Debra Martin, Frank Ohrmund, Ruth Wheeler, and Niki Yoblonski.

Regretfully, Laura Tickunoff has found it necessary to resign from the board due to Health Issues. Laura was appointed to the board to fill a vacancy in Feb. of 2021 and served as Secretary. Her term of office will expire in Nov of 2022. In her resignation statement, she advised that the board appoint Tricia Gomez-Luzio. Tricia is an excellent choice to replace Laura. Not only was she the runner up candidate for the board, she has the skills and willingness to take care of the much needed board task of webmaster.

An appointment to fill Laura’s Board position, as well as the elections for Board Officers and committee assignments will be made at an open Special Meeting of the Board to be held Next Tuesday at 6:30. These elections and appointments are done by Board only vote, not general homeowner election. If you would like to volunteer to be considered for the vacant seat on the Board please email the Board at BOD@hiddenvalleymammoth.com prior to the Nov. 23 board Meeting. The meeting agenda is posted and attached to this email.

CC&R Amendment Regarding Pets at Hidden Valley:

The CC&R amendment regarding Pets at Hidden Valley Failed to pass. A suspension of enforcement of pets brought to Hidden Valley by Short Term Renters was instituted last June. This suspension of enforcement will end on December 1, 2021. All owners who use their condos for short term rentals have been informed.

Wrapping Up My Year as President

I'm doing a little happy dance as I step away from being Board President. It has been time consuming hard work, but at the same time an honor to serve Hidden Valley as President. I have worked with wonderful people including great management teams, outstanding board members, electrical and painting contractors and super fun fellow homeowners, just to name a few. Individual owners have a variety of ideas, some great, some good, some not so good, some exceptionally costly. It's fruitless to think we can make everyone happy 100% of the time. When boards work with honesty, fact based data and take time to weigh all options things seem to work out for the best. I hope that as President of the board I have facilitated this method of Board interaction with owners. Homeowner input is to be valued and we all need to play by the rules set down by California Common Interest Development law.

That's it! Over and Out, Onward and Upward

Ruth E Wheeler

HVVOA President

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