



Dear Homeowner,

September was budget building time for the Hidden Valley Board of directors. The process in 2021 involved a bit more effort than other years due to the professional reserve study review that is required every three years. Reserve Study committee members (Karen House, Kinoka Ogsbury, Jim Murphy and I) met three times, and all other board members met twice. In addition to efforts for the budget the board made progress in wrapping up a few agenda items which had been tabled in previous meetings. Draft minutes will be posted on our website. Our next regular meeting is November 13, at 9:00 AM. The Annual Homeowners meeting is the same day, Saturday November 13 at 2:00 PM. Both meetings will be held via zoom.

Meeting Format for November Annual Meeting

The Annual meeting has traditionally been a time for Hidden Valley owners to get together in November and socialize while the Board and Management team complete the numerous legal documentation and meeting requirements set down in the Bylaws and CC&R's for Condo Governance. COVID caused us to change meetings to zoom style. There is a big advantage to this, in that it allows owners to easily attend and participate in meetings, but I really miss the social aspect of meetings, especially during annual meeting time. I hope you will like my solution.

Greg and I will be at Hidden Valley on Nov. 13, I hope you will be there too. I'll start the zoom meeting from the common area room. If you are at Hidden Valley you are welcome to attend in person in the common area room. (Masks please). After the meeting we will hang out for snacks and a stroll around the complex so keep your jacket and mittens handy.

Please take a minute and respond to this email to let me know if you want to participate at Hidden Valley on Nov. 13.

A few items of note from the September meetings

Residential Door Replacement: This project is moving along smoothly. The first unit door should be installed and ready for inspection/approval along with the update needed for the existing door rule by the November meeting

Video Ring Doorbells: In an attempt to allow owners use of video ring doorbells and balance owners' rights with regard to their expectation of privacy in the common area. The following motion was passed by the board:

Allow Homeowners to install one of following approved Video Doorbell cameras:

- Nest Doorbell (battery) OR
- Ring Video Doorbell 2 (Battery)

With the following restrictions:

- The devices must be installed on the side of the door nearest the adjacent unit, oriented to minimize the device's ability to capture other adjacent units and other owners and guests (where applicable).
- This position should be proposed to the Board prior to installation.
- Request that owners communicate with their adjacent neighbors as to the installation of the camera, and copy Management and the Board.
- Request that Owners provide footage to the HOA Board if requested by the Majority of the Board, and if such footage is available.
- Audio recording to be disabled on the Cameras

Any loss due to theft, damage, or maintenance shall be the sole responsibility of the Owner.

- The policy will be in effect until October 31, 2022 at which time it will be considered for renewal or be allowed to expire. Owners who make use of this policy do so with the explicit understanding that they will be responsible for the costs associated with removal of the camera should the policy expire.

Purpose: This will grant the HOA an opportunity to evaluate what effect mass adoption of a formal policy creates.

Trees: The removal of two trees which pose a hazard to buildings and cable supports for a third tree was authorized by the board. After the meeting Management meet with the arborist. This project will be delayed. It has been placed on the November agenda.

Budgeting for Hidden Valley 2022: The 2021 Reserve study drafted by Chris Andrews of Stone Mountain Corporation was accepted by the board. The Operating Fund budget along with line item projections for expenses for 2022 was also accepted. A transfer of funds from 2021 operating surplus and contingency funds to the reserve fund in the amount of \$50,000 was approved by the board. This transfer of funds significantly reduced the expected increase in cost of funding Reserves for the 2022 budget. This, along with operating fund savings created by the excellent work of our management company C House Properties lead by Curt and Karen should create a zero monthly dues increase for owners in 2022.

Board Member and CC&R Amendment voting:

The annual meeting packet and voting materials will be mailed to your physical address. Please be sure to read all information in the packet and vote.

Looking forward to being at Hidden Valley in November. Hope to see you there.

Ruth E Wheeler
HVVOA President
760-500-0740