



Hidden Grove/Green Valley
Homeowners Association

***“Our mission is to provide for the safety of our residents,
maintain the common property and protect our home values.”***

Annual Meeting of the Homeowners Association Membership

Date: January 17, 2018

Called to order at 6 P.M.

Minutes

Reminder to all Board Members and residents in attendance that our Board of Directors is comprised of Lot owners who give their time to help keep our neighborhood a place we all want to live. They give of their time as volunteers because they care about the neighborhood. Board Members are expected to pay their dues and comply with the CC&Rs or pay the same price as any other Lot owner/resident in the Association.

Owners in attendance: Mike House, John Whiting, Regina Nelson, Denise Walker, Carol Rosenberg, Carrie Andries, and 4 residents

Business:

1. Elect Member to fill 2 open positions.
John Whiting and Mike House were duly reelected for the Board of Directors.
2. Accomplishments of 2017 and Challenges for 2018
3. Accomplishments of past several years
4. Owner Occupied/vs Rental properties changing
 - a. Reviewed number of owner occupied properties, and percentage of owner occupied properties has gone up 7.5% from 67% to 74.5%
5. CC&Rs reports (statistics)
6. Income vs expenses

All reports were well presented by manager Carrie Andries and received positively by all present.

Accomplishments of 2017

2017 was another great year for the HGGV HOA! The achievements include:

1. Transfers to the reserve account totaled \$ 36,000.00.
 - In 2016 \$39,000.00 was transferred to account
 - In 2015 \$31,500.00 was transferred to account
 - In 2014 \$31,500.00 was transferred to account
 - In 2013, \$36,000.00 was transferred to account
 - In 2012, \$ 26,000 was transferred to account
 - In 2011, \$ 9,443 was transferred to account
 - In 2010, \$23,465 was debited from account (crack sealed streets for \$25,806) so, approximately \$2,341 was transferred to account
 - In 2009. \$ 8,303 was transferred to account
2. The Association now has 3 CDs which are earning much more interest than our money market.
3. The Association came in over \$8,965 OVER budget on Net INCOME.
4. Our governing documents (By-Laws, CC&Rs and Rules and Regulations) were approved by Lot owners and were recorded with Jackson County.
5. Another great year for the pool. No vandalism, however all the smoke seemed to affect our chemicals and we had several algae blooms.
6. The person HOA hired to help with pool season did an awesome job and provided much needed relief to Carrie by closing the pool 4 nights a week. And opening on weekends.
7. The clubhouse enclosure project was completed and seemed to keep people who do not live here off the clubhouse grounds and especially the pool.
8. The board installed 4 more cameras around the clubhouse in order to have increased security for the clubhouse and common area.
9. The Board of Directors made the decision to begin placing responsibility for adherence to the CC&Rs on the Lot owners of the rental properties. The Board instructed the HOA manager to no longer send letters to the tenants of rental properties, rather the Lot owner only.
10. The Board also sent all Lot owners of rental properties a "Written Authority" form. This form stated that the Lot owners understand and accept that if their tenants misuse any of the HOA amenities or cause any damage to the HOA common property, the Lot owner will be responsible to the HOA. The HOA only grants access to common areas such as the clubhouse, pool, playground, RV storage area and storage unit area to tenants whose landlords or authorized agents have signed the Written Authority form.

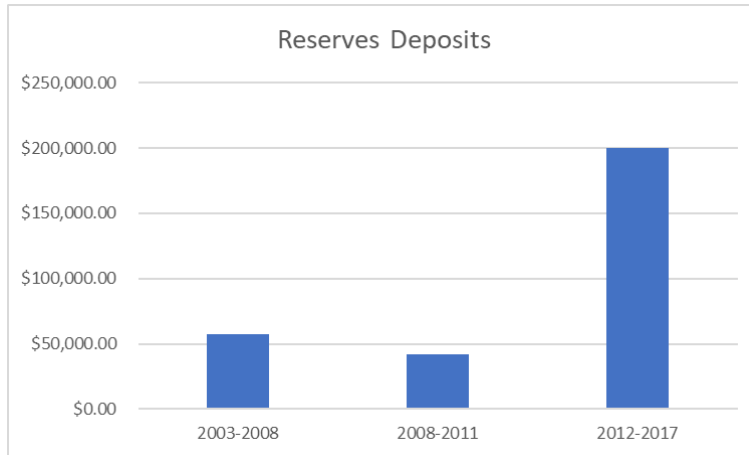
Challenges for 2018

1. As always one of the main challenges will be funding the reserve account so that the Board can pay for scheduled repairs and maintenance of common elements along with emergency or unforeseen repairs.
2. Control of monthly operating costs and strict adherence to the approved budget. As we continue to follow and adhere to a budget, the Board is more able to accurately predict income and expenses.
3. Enforcement of the CC&Rs – always a challenge since we continuously have people moving in and out of the subdivision. It's one of Carrie's main responsibilities and allows her to be in close contact with homeowners to find out what needs to change as well as what needs to be done to ensure all residents are in compliance with our CC&Rs, Rules and Regulations, and Board Resolutions. The main goal is to make our neighborhood a safer and nicer place to live.
4. The HOA will always aggressively seek payment of homeowner dues and limit losses to every extent possible.
5. The HOA hopes Tina will want to continue as a helper for the pool in the summer of 2018.
6. It looks like some of our amenities will be in need of repair this year. The funds should come from our reserve accounts.
 - a. Several sidewalk and gutters around the HOA need repair. The Board of Directors will put together a committee to figure out the best way to get this project completed. Some of the expense will be paid for by the HOA and some will be paid for by the Lot owner of the damaged sidewalk.
 - b. The fence in the Green Valley park needs repair or, most likely, replacement.

Accomplishments throughout the years

It is also beneficial to look at the positive trends for the HOA over the past several years. These include:

- More aggressive Reserves savings. In 2012, the Board of Directors moved that the HOA needed to aggressively put money into reserves in order to avoid any special assessments for repair or replacement of the HOA amenities.
 - Since then, \$200,000.00 has been put into reserves by the HOA.
 - From 2008-2011, the first three years the HOA managed itself, approximately \$42,000.00 had been placed into reserves.
 - Prior to the HOA managing itself, when we were managed by Commercial Property Management, approximately \$57,500 was deposited into reserves.



- Water system turned over to city
 - This provided for a large savings to the HOA in that we no longer need to read each Lot's meter, the HOA will no longer be responsible for any major repairs)
- Storm drains turned over to city
 - Again, the HOA will no longer have to pay for any repairs to the storm drains. Before they were turned over to the city, we had to repair a storm drain that was blocked, the cost to the HOA was \$3600.00 and had to be done on an emergency basis)
- Fire lane maintenance turned over to city.
 - The city should have always been responsible for the fire lane maintenance by statute
- Street Sweeping turned over to city
- Reserve Study done and reviewed annually (attached)
 - This helps the Board of Directors more accurately predict and plan for large expenses
- Streets have been resurfaced, and the board has created a schedule that, if the HOA sticks to it will extend the life of our streets.
- Resurfaced Basketball Courts

Adjourned at 6:16 P.M.

Respectfully Submitted,

Carrie Andries, Manager

Mike House, Secretary



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Homeowners Association

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Board of Directors Meeting Minutes Date: January 17, 2018

In attendance: Board Members Mike House, John Whiting, Regina Nelson, Denise Walker and Carol Rosenberg, Manager Carrie Andries, and 5 Lot owners.

Meeting called to order at 6:17 P.M.

Appoint newly elected Board of Director Members to positions on the Board

Board unanimously appointed Mike and John to the Board as Secretary and Treasurer respectively.

Old Business: - **Est. 5 Min.**

1. Approve November 2017 Meeting Minutes
Approved

Reports:

Financial Report: (Carrie) – **Est. 45 min.**

1. 2018 Budget
2. Financials
3. Copies of Bank Statements in clubhouse office for review upon request
4. 90 days past due report/Accounts in collections

All financial reports and 2018 budget were approved.

Manager's Report: (Carrie) – **Est. 15 min.**

1. Reschedule November 2018 Board of Directors meeting?
 - Set November meeting as 2nd Wednesday, November 14th, 2018
2. CC&Rs Report – Not much to report in the winter.
 - Some notices for leaves have been sent out. Weed violations will be more aggressively sent this spring.
3. Garage doors around neighborhood in need of repair. Advise on timeline
 - Garage doors in states of damage or disrepair will be noticed the same as painting and appearance issues are.
4. Water Conservation class this spring?

- will schedule water saving seminar this spring, date to be determined.

New Business: **Est. 60 Min.**

1. Fences around Homeowners Association
 - a. Letters sent to Lot Owners adjacent to the HOA (Carrie)
 - b. Fence Green Valley (John)
 - c. Fence in RV Area (Mike)
 - We will work with our neighbor to the South. The fence along Green Valley Park will be photographed to document berry vine damage and be repaired until such time as new owner of abutting property develops and places new fence. The fence in the R.V. area will be photographed, and estimates will be solicited to establish repair progression.
2. Fix gutters around HOA.
 - a. Form a committee to get project completed
 - Volunteers for the committee are: Regina, John, Denise, Chris McPherson and Carrie.
3. RV Area (Mike)
 - a. Non-running cars.
 - b. What about making people renting RV spaces take care of the weeds in their own space?
 - Item "a" tabled. Carrie will send letters letting renters know they have to take care of the weeds in their own space.

Requests from Lot Owners

1. Resident on Evan request to build porch (plans attached)
 - Approved
2. Resident on Evan request to build fence (plans attached)
 - Approved with chain link fence with green privacy slats. Not to be placed closer to the street than the front of the dwelling.
3. Resident on Lara Lane request for a waiver on his carport (email attached)
 - Waiver denied as appliances and unsightly items stored within view of others are not allowed. An approved privacy fence can be placed to block items from view.
4. Resident on Ivan Lane request for fencing between their property and neighboring property (plans attached)
 - Privacy panel on porch is okay, but any fencing must be chain link with green privacy slats.

Next Meeting: Wednesday, March 21, 2018 6:00 pm in the clubhouse

Meeting adjourned at 7:20 P.M.

Respectfully Submitted, Mike House, Secretary



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Board of Directors Meeting Minutes Date: March 21, 2018

In attendance: Board Members Mike House, John Whiting, Regina Nelson, Denise Walker and Carol Rosenberg, Manager Carrie Andries, and 2 Lot owners.

Meeting called to order at 6:00 P.M.

Old Business: - **Est. 5 Min.**

1. Approve Annual Meeting Minutes
 - Approved
2. Approve January Meeting Minutes
 - Approved
3. Update on neighboring fencing
 - a. Property adjacent to clubhouse grounds – nothing has happened
 - Board requested Carrie ask property owner what his timeline might be. Suggest to HGGV owners affected that they might spray from their side of fence to control overspray.
 - b. RV lot, one property took care of the problem – another has not completed work
 - Mike and Carrie will continue working with neighbors that are impacting our communal fence.

Reports:

Financial Report: (Carrie) – Est. 45 min.

1. Copies of Bank Statements in clubhouse office for review upon request
2. 90 days past due report/Accounts in collections
3. Reserve Information for review (updated John's spreadsheet from 2017)
 - All financial reports were approved

Manager's Report: (Carrie) – Est. 15 min.

5. Reschedule July Board of Directors meeting?
 - The Board agreed to move the July meeting to July 11, 2018 to accommodate Carrie's vacation timeline
6. CC&Rs Report

- a. Chairs at residence on Lara Lane. There has been “non-patio” furniture allowed on this carport since before my time. Should we continue to allow it?
 - The Board was reluctant to define what “patio furniture” might mean. If it becomes an offensive nuisance, action would be required to mitigate the problem.
7. Should non-resident landlords have access to any of the amenities?
 - The Board voted unanimously to deny non-resident landlords access to any of the amenities. The consensus was that their renters were the beneficiaries of their HOA dues and possibly doubling the use of our facilities would be unacceptable.
8. What about a volunteer appreciation party. Invite all residents. Good way to do a get together?
 - Carrie will try to organize a party for some time in April.
9. Tina cannot work for the HOA anymore. Any ideas from Board?
 - Carrie is assessing a few applicants for the position.

New Business: **Est. 60 Min.**

4. Update from Gutter Committee
 - Basically, the committee is waiting for a bid response from contractors to determine how to proceed.
5. Terra Firma Bid to repair steps outside clubhouse
 - The Board approved the bid from Terra Firma and Carrie will schedule the repairs.
6. New attorney for HOA? Carrie found two online
 - It was suggested that Carrie look into referrals from known sources to find a suitable attorney.
7. Volunteers vs. Professionals
 - The consensus was: We would like to use professionals when needed and when we can afford them as well as if we can even find one. Trying to expand a list of interested volunteers might be beneficial.

Requests from Lot Owners

1. Owner on Blue Sky would like waiver to stay in her storage unit
 - The Board Voted 3 to 2 to grandfather the use of one of our storage units until such time as they chooses to vacate and remains current with rental payments.

Next Meeting: Wednesday, May 16, 2018 6:00 pm in the clubhouse

Meeting was adjourned at 7:28 P.M.
Respectfully submitted, Mike House



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Board of Directors Meeting Minutes Date: May 16, 2018

In attendance: Board Members Mike House, John Whiting, Regina Nelson and Carol Rosenberg; Manager Carrie Andries; and 6 Lot owners.

Call to Order at 6:00 P.M.

Old Business:

4. Denise Walker Resignation
 - Board accepted her resignation
5. Approve March Meeting Minutes
 - Approved
6. Correct January Meeting Minutes (Carol, not Denise on the Gutter Committee)
 - Corrected

Reports:

Financial Report: (Carrie)

4. Copies of Bank Statements in clubhouse office for review upon request
5. Financial Reports
6. 90 days past due report/Accounts in collections
 - All reports were approved

Manager's Report: (Carrie)

10. New Hours for Carrie beginning Tuesday, May 29 (9:00am – 2:00pm)
11. CC&Rs Report
 - a. Approximately 253 notices sent in 2018
 - i. 63 sent by this point in 2017
 - ii. 174 sent by this point in 2016
 - iii. 179 sent by this point in 2015
 - b. Ideas for sending more gentle reminders
 - i. There was quite a bit of discussion and the Board and audience reached a consensus that our system of notification, while not perfect, works, and that owners always have the opportunity to have their grievances and concerns heard by the Board.

- c. HOA mission was read by Regina as a reminder
 - d. Regina read about Right of Ways, an excerpt from the City of Central Point newsletter that, among other things, talk about changes that were made to the Central Point Municipal Code to maintain the positive appearance of the City.
 - e. Recommendation about CLOVER
 - ii. The decision to allow clover as a ground cover was reached by the Board with input from the audience. It still must be mowed and maintained as we require lawns to be treated.
12. Hired Mike and Carlina Eddy to help with the pool and odd jobs around HOA
13. Compliance issues on Evan - \$500.00 in fines charged, no change.
- the owner of the property requested relief for the fines and late fees she had accrued since January 2018. She and her husband are longtime residents and have struggled to pay dues, rental fees and fines in the past. Because she has shown a sincere effort to bring their affairs and property into compliance with HOA rules, the Board has agreed to waive these fines and late fees unless these efforts fail, in which case the fines and charges will be reinstated.
14. More classes in clubhouse for residents?
- Yes, please
15. The last "zombie" house in the HOA has sold (3rd party buyer)
16. Bid for drain repair at clubhouse (attached) or other ideas to deal with gutter drains of clubhouse roof?
- The Board has chosen to install diverters where we can and take a longer look at the need to make a substantial repair.
17. Hired Quality Fence to repair fence at Green Valley Park (bid for \$495 to reinforce posts and put up Boards as needed)
18. Add battery operated sprinkler to the area across from the clubhouse and cut off the electricity to the box in that area?
- a. Battery operated system approximately \$300.00
 - b. We are paying \$18.30/month for power to that area
 - c. Talk about zeroscaping.
 - The Board voted unanimously to remove the lawn from the space across from the clubhouse, cut off the power to the controls and terminate the water supply to this area. A community effort to zeroscape this area will begin this spring.
19. Weed abatement
- The Board voted to accept the spray bid for weed abatement in the triangle, the R.V. lot and the storage area for \$1,000.00 per year.
20. Tennis court
- The Board voted to change the lock on the tennis court to facilitate the issuance of a new user agreement to those requesting access

to the tennis courts and given a key. We want those users to be more responsible for controlling unwanted use of the court and will incur penalties if they fail to do so.

Gutter Committee Report: (Carrie)

1. Met on May 3, 2018
2. Received 3 bids (Approximate 12" cut in the sidewalk)
 - a. Cut N Break (\$560.00 each repair)
 - b. Scott Pederson (\$300.00 each repair)
 - c. Elite Builders (\$220.00 each repair)
3. Committee agreed HOA should be responsible for approximately 1/3 and Lot owner for 2/3 but feels the final numbers would be based on the bid accepted by the Board
4. Expenditures, etc.
 - a. Can be phased out over 3 years to avoid a vote (\$20k/year), but the HOA can do the repairs all at once with the approval of a majority of owners who vote at a meeting at which a vote is held – does not need to be a quorum of Lot owners
5. Possible timeline to accomplish (The committee would like more information regarding HOW the HOA should pay for the project before proposing a timeline)
 - The gutter committee will meet one more time to finalize their choice for a contractor, agree to a proposal to present for vote by an owners meeting to proceed. The Board also agreed that a 1/3 share of the costs was a fair portion to be paid by the HOA for these repairs. It was pointed out that, because owners are responsible for and essentially own the sidewalks in front of their property, an injury or accident caused by a broken sidewalk could create a legal liability.

New Business:

8. Window/siding repairs on clubhouse
 - Window cleaning and repair estimates will be solicited.
9. Free lightbulbs/free fertilizer for residents (Mike)
 - Yes on bulbs no on fertilizer. If a resident receives a warning of non-compliance for a burnt-out lamppost bulb, they have the option of requesting one free bulb at the office.
10. Can the HOA request landlords do more or better background checks on their tenants?
 - no
11. Resolution to change dog/complaints timeline?
Proposed Board resolution: If a resident is suffering from any violation of the CC&Rs or Rules and Regulations and have taken the appropriate

measures to have the issue taken care of by the resident causing the suffering, the Homeowners Association can take action if the complaining resident has evidence and is willing to let the Homeowners Association use their evidence to have the issue taken care of. For issues listed in the Governing Documents, including but not limited to barking dogs, drunkenness, immoral conduct or conduct causing a disturbance or annoyance to other residents, that are better handled by the Police Department, residents are still required to contact the Central Point Police Department at least one (1) time before the Homeowners Association can use the evidence provided.

- The Board agreed that our policy was adequate at this time. We want to be careful not try to impart judgment or penalties that we may not be legally allowed to.

12. Discuss people who do not pay regularly renting RV & storage. Does the HOA want to discontinue their contract? At which point?
After 3 late fees in a year?

- The Board will adhere to the current rules which only allow tagging and towing after a tenant or owner becomes 3 months past due. If the R.V. area reaches capacity and a need arises to change that policy, it will be revisited.

Requests from Lot Owners

2. Lot owner would like to install an asphalt gutter bridge rather than a Bridjit
 - The Board agreed that any bridge other than the Bridjit that we voted to allow would not be acceptable. While some options might actually be functional, we would not be able to control all of the variables if we relinquish control of this issue.
3. Request from Lot owner on Lara Lane to have fine waived
 - The Board voted 3 to 1 to waive this fine.
4. Request from Lot owner on Green Valley to have fine waived
 - The Board voted unanimously to waive this fine.
5. Resident on New Haven would like to discuss Non-Compliance Reminders
 - The Board appreciates that an email notification of non-compliance can be missed. Our policy of following that with a mailed notification gives the owner a second chance to reply or address the issue before it becomes a fine. Because the Board always allows owners to come before them to evaluate the situation in an open meeting, we won't at this time change our practice.
6. Request from resident on Nadia for waiver for more than two dogs. (letter attached)

- a. Bylaws state: No more than two (2) generally recognized household pets may be maintained on any Lot. . . Exceptions to this provision may be presented to the Board of Directors and approved on a case by case basis.
- The Board voted 3 to 1 to grant a waiver to this owner. We will notify them and any others that have more than the two pets allowed under our C.C. and Rs, and rules and regulation that they will be on notice the HOA Board will begin fining them after the following event.
- The Board will not require an owner or tenant to give up a loved pet to meet the letter of our rules. However, if anyone is out of compliance with these rules, they will not be allowed to exceed the 2-pet limit when nature takes its course or a pet is removed from the premises. We are getting more complaints about barking dogs and large numbers of cats roaming our neighborhood and are being asked to enforce these rules more diligently.

Close regular meeting at 7:15

Executive Session called to order at 7:20

- The executive session was called to order to discuss Regina's reasons for tendering her resignation. The Board was very sorry that she has decided leave the Board at this time and all voiced their appreciation for what she has meant to the Board and the HOA. She stepped down from her office as President but will serve as member at large until May 31, 2018 to allow for a smoother transition.

Reconvene the regular Board meeting at 7:35 P.M.

- Add/remove signers to Bank accounts
- Samantha Jansen has been nominated and unanimously elected to the Board effective immediately.
- The Board has been reconfigured as follows; Carol will be President, Sammi will be Vice President, Regina will be Member at Large until May 31

Meeting was adjourned at 7:45 P.M.

Respectfully submitted

Mike House, Secretary

Next Meeting: Wednesday, July 11, 2018 6:00 pm in the clubhouse



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Board of Directors Meeting Minutes

Date: July 11, 2018

Executive Session CTO 6 PM

No resolution was necessary

Board Meeting CTO 6:08 PM

Board members in attendance: Carol Rosenberg, Sammi Jansen, Mike House, John Whiting, **Employee in attendance:** Carrie Andries

Guests: 6 guests

Vote on new Board Member

Applications for the open Board position were submitted by Barbara Roselip and John Hoskinson. Because John was unable to be present to interview, Barbara was determined to be a very good fit for the at large Board position and unanimously approved. We hope that John will be involved with our meetings and consider a position if needed.

Old Business:

1. Approve May Meeting Minutes
 - Approved
2. Appoint new Board member to Board position
 - Seated Barbara Roselip as Board member at-large

Reports:

Financial Report: (Carrie)

7. Copies of Bank Statements in clubhouse office for review upon request
8. Financial Reports
9. 90 days past due report/Accounts in collections
 - All reports approved

Manager's Report: (Carrie)

21. Drain backing up in parking lot
22. 1141 Hawk update
23. Blue lights in September
24. New emergency contact list returned to Carrie
25. Windows at clubhouse cleaned 07/12
26. For pool
 - a. More tables/chairs/umbrellas? Add to 2019 budget?

b. Carrie will add a couple of loungers and umbrellas
27. CC&Rs Report

a. Approximately 360 notices sent in 2018

Gutter Committee Report: (John)

1. Met on June 28, 2018
2. Decided on Scot Pederson to do the work
3. Goal is to have done in September/October
4. Committee agreed HOA should be responsible for approximately 1/3 and Lot owner for 2/3 but feels the final numbers would be based on the bid accepted by the Board
5. Notice to Lot owners about meeting of Lot owners to vote
 - a. John will revisit some options with Scot Pederson for doing just the curbs for the HOA and billing home owners separately for the sidewalks they are liable for. After determining the option of doing curbs separately, home owners with dangerous sidewalk will be notified they are out of compliance and at risk of fines if the issue is not addressed. This option takes the HOA out of the banking position but addresses our obligation to keep our sidewalks safe.

New Business:

13. Window/siding repairs (estimates)
 - Carrie will ask Pressure Point to revise their bid with the window replacement. Because their bid included higher end materials and the scope of work was better defined, the Board will vote by email to accept the bid if it approaches competitor's bids.
14. Remove pine tree at clubhouse (Mike)
 - Carrie will research bids to remove this tree.
15. Remove Volleyball courts? (Mike)
16. Add pickleball courts? (Mike)
 - Items 3 And 4 will be included as discussion/voting points in the next invoice cycle to determine the appeal to Owners. If there is little feedback, the Board will vote their conscience.
17. Excess gravel from playground (move to fill trench at RV area?)
 - a. Rent skip loader or skid steer or hire someone to do the work
 - b. Carrie will do further research on a contractor to handle this.
18. Set up \$30k CD with excess funds from reserves account? (John)
 - A motion was made/seconded and passed unanimously to transfer \$30,000.00 from the Umpqua Bank Money Market Account to a Certificate of Deposit at Umpqua Bank. Carol Rosenberg, President and John Whiting, Treasurer shall open the account and be signers on the account.

Requests from Lot Owners

1. Lot owner would like fine waived
 - Approved
2. Lot owner would like fine waived
 - Approved
3. Lot owner to address Board.
 - The watering issues this home owner brought to the Board had all been previously addressed satisfactorily. The Board will stand by its decision in the matter of not allowing resident to communicate directly with Carrie. Anytime an employee feels threatened, it falls to the employer to listen and to make an effort to protect the employee however they can. The resident can communicate with any member of the Board and the other Lot owner can communicate anything to the manager or any Board member. The Board is sorry the resident feels this is an unnecessary action.
4. Lot owner would like to install fence.
 - Approved
5. Lot owner request regarding noise and parking at corners.
 - These issues are difficult for the HOA. 1- City rules must be followed regarding noise nuisances therefore they need to be notified of violations/complaints. 2- our streets are not considered public rights-of-way and don't fall into the police jurisdiction unless something would present a serious health or safety issue.
6. Lot owner would like fine waived
 - Approved
7. Lot owner would like pool key turned on again before July 18th
 - The Board offered a huge relief of fines to this homeowner at our May Board meeting with the caveat that she would stay in compliance with HOA rules and regulations. She was slow in meeting the conditions she agreed to and subsequently violated several rules regarding proper use of FOBs and put another homeowner at risk of fines and loss of privileges. Additionally, another homeowner has noted that Dawn is feeding feral cats that are now considered her pets. Something will have to be done about his situation before her privileges will be restored.
8. Lot owner would like fine waived
 - Approved

Meeting adjourned at 8 PM

Respectfully,

Mike House, secretary

Next Meeting: Wednesday, September 19, 2018 6:00 pm in the clubhouse



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Board of Directors Meeting Minutes Date: September 19, 2018

Board Meeting Call to Order 6:00 P.M.

Board members in attendance: Carol Rosenberg, Sammi Jansen, Mike House, John Whiting and Barbara Roselip **Employee in attendance:** Carrie Andries
Guests: 3 guests

Old Business:

3. Approve July Meeting Minutes
 - Approved
4. Siding
In progress, subsiding replacement put project behind
5. Pine tree removal Set for November 11th
Gil to respond with cost but on schedule
6. Moving gravel to RV trench
Carrie and Mike are still trying to find a reasonable contractor

Reports:

Financial Report: (Carrie)

10. Copies of Bank Statements in clubhouse office for review upon request
11. Financial Reports
12. 90 days past due report/Accounts in collections
 - Approved

Manager's Report: (Carrie)

1. New emergency contact list for Board members
2. CC&Rs Report
 - a. Approximately 406 notices sent in 2018
3. Damaged Fencing on Nadia
Scheduled
4. The office has extra privacy slats for the green chain-link fencing. Should we sell them to residents in need? If so how much?
 - Yes, for cost or \$1, whichever is more
5. Update on the properties on Hawk and New Haven that are so far in arrears

- a. Hawk (property has been abandoned – we will wait and see if they quit paying their mortgage. Perhaps the first lender will foreclose)
 - b. New Haven (Not much we can do, only the lender can enforce the note/trust deed provision to stay in good standing with the HOA)
6. Large parties at clubhouse recently. Any advice on how to deal with this? They are occupying much of the back porch, using all the parking, etc.
- We will restrict occupancy size to 65 or less. If there are noise or community inconveniences, the renter will lose their deposit and depending on the offense, may be fined or restricted from renting the clubhouse.

Gutter Committee Report:

6. Discussions with Scott Pederson (John)
7. Letter for residents for review (Attached)
 - We are still at an uncomfortable impasse regarding the repairs of the many damaged sidewalks and curbs. This problem seems pretty simple at first glance but needs a more reasonable solution than we have currently been able to provide.

New Business:

1. Remove Volleyball courts? No response from residents (Mike)
 - The board voted to remove the volleyball posts and net as no owners voiced a desire to spend the money to bring the court up to safe operating levels.
2. Add pickleball courts? Only 1 family said they might be in favor of it (Mike)
 - This is something that can be done on the tennis court but will progress as interest increases.
3. Discuss mediation & discuss if the HOA should allow Scott Nelson to communicate directly with the HOA manager.
 - John communicated that mediation was not successful because the Nelsons seemed unwilling to negotiate for a civil settlement. The question was asked of the Board; does anyone see any reason to remove the restriction on Scott Nelson from communicating directly with Carrie. No one spoke of removing that restriction. John did say the Nelsons were free to communicate with any of the Board members and that Regina was free to talk to everyone as needed.
4. Residents operating child care & using HOA amenities
 - a. CC&Rs state: ***In-home businesses that provide services using the Common Areas must provide proof of proper insurance and sign a liability waiver indemnifying the Homeowners Association from any and all actions, suits, claims for relief, demands, damages and***

causes of actions of any kind and nature known and unknown. Any damages incurred are solely the responsibility of the business.

- b. The HOA doesn't know if a resident is using the pool or common area as a resident or as an operator of their business. We also won't know if a resident has a business unless it is reported to us. At some point, we are stuck relying on the honor system for things. We could impose a limit on the number of guests people can bring to the pool which would make it difficult for a member to bring children in a day care to the pool, but it would also affect other members in the community and would also be very difficult to enforce as we don't have staff at the pool.
- c. Should the HOA add the language (bold italic above) to the pool release?
 - The Board voted to add the language to the pool release to make the Rule more apparent all residents.

5. Fire-Wise Community (Clint)

Clint gave a good presentation suggesting the need for a fire hazard assessment on our community and the areas around our development. Mike and Carrie will arrange a presentation by Fire District 3 at an upcoming meeting to discuss options.

6. Fence Repair at Storage Area (bids attached) (Mike)

- The board voted to accept the Quality Fence bid to upgrade the gate to the storage area.

7. Painting clubhouse (Bids attached)

- a. Color Pro Painting
 - i. Re-sided wall only \$1250
 - ii. all exterior \$5550
 - iii. interior \$2450
 - iv. metal fencing at pool \$575
- b. Chris Eels Construction
 - i. Re-sided wall only \$1400
 - ii. All Exterior \$7800
 - iii. interior \$3300
 - iv. metal fencing at pool \$850
- c. RP Painting
 - i. re-sided wall only \$1850
 - ii. all exterior \$9800
 - iii. interior \$3650
 - iv. metal fencing at pool (no bid provided)

- The board voted to accept the re-sided wall bid from Color Pro Painting and will revisit painting the rest of the clubhouse at a later time.

Requests from Lot Owners

9. Lot owner at 1289 Nadia would waiver to do yardwork (copies of non-compliance notices and her response are attached)
 - The board feels that this home owner has had ample time to address the issues she has been cited for. After checking with Fire District 3, they would never have restricted repairs to a yard in a protected urban environment.
10. Lot owner at 2326 Lara Lane would like a waiver of their \$100.00 fine (non-compliance notices and his response are attached)
 - The board would have liked the new home owner to be more responsive to notifications but agreed to waive the fine at this time. The home owner has been making attempts to clean the property up but will be required to eliminate the weeds and begin watering the lawn within 2 weeks or the fine will be reinstated.
11. Lot owner of 1250 Hawk would like to discuss sidewalk/driveway repair (non-compliance notice attached)
 - The sidewalk/driveway of this property is posing a substantial safety risk to pedestrians in our community. The owner didn't attend the meeting to discuss options for the repairs that are needed. The non-compliance notifications will progress until; 1. A repair is made, 2. A plan/appeal is presented to the HOA, or 3. Fines are levied.

Notice to close regular meeting at 7:16 P.M. and call an executive session to discuss employee issues.

Respectfully submitted,

Mike House, Secretary

Next Meeting: Wednesday, November 14, 2018 6:00 pm in the clubhouse



Hidden Grove/Green Valley
Homeowners Association

***“Our mission is to provide for the safety of our residents,
maintain the common property and protect our home values.”***

Board of Directors Meeting Minutes

Date: November 14, 2018

Guest speaker:

Ashley Blakely from Fire District 3 is here to discuss becoming a Firewise USA® community.

Ashley gave a great presentation on the Firewise USA® program. The Peninger fire was a rude awakening to our vulnerability to fire that could consume our entire community. Fire District 3 promotes this program and Ashley Blakely is the community advisor that oversees it. We have voted as a Board to participate in the Firewise USA® program. Ashley and her team will now prepare an action plan and do an assessment of our community that will help us minimize our risks and prepare better to survive a fire. Ashley will identify risky vegetation and fuels around our homes and community that would increase fire risks. The next step would be a community effort to mitigate those risks as best we can. She would also identify communication plans we can participate in and provide us with evacuation routes as well as ideas for go bags and just being mentally prepared to act. The HOA Board recognized some of the confusion and panic we all felt with the Peninger fire and want to make our community a safer and more durable place.

Meeting called to order at 6:40 P.M.

Board members in attendance: Carol Rosenberg, Sammi Jansen, Mike House, John Whiting, Barbara Roselip **Employee in attendance:** Carrie Andries

Guests: 8 guests

Old Business:

7. Approve September Meeting Minutes and Executive Session Minutes
 - Approved
8. Moving gravel to RV trench
 - The Board approved the T&M bid from Bumgardners Landscape to move the gravel from the storage area to fill the trench in the RV area. The bid was for \$250 tractor rental rate and \$65 per hour for a total of approximately \$575.

Reports:

Financial Report: (Carrie)

13. Copies of Bank Statements in clubhouse office for review upon request
14. Financial Reports
15. 90 days past due report/Accounts in collections
16. John has requested that we show the funds for the repair of the clubhouse siding coming from the Reserves Account. He didn't realize it had not been done that way until he received the October reconciliation reports. We will be making this adjustment, and it will show on the financial reports for November (presented in the January Meeting), as the reports for the November meeting go through October 31.
 - All were approved

Manager's Report: (Carrie)

7. CC&Rs Report
 - a. Approximately 440 notices sent in 2018
8. Update on the properties on Hawk and New Haven that are in arrears
 - a. Hawk (New owner has asked the Board to waive late fees)
 - b. New Haven (all collection accounts have been paid)
9. Bumgardners Landscaping has raised their monthly fee from \$800 to \$840. This is still less than any bids we received a couple of years ago when we called for bids
 - The Board approved this increase

Gutter Committee Report:

8. No committee meeting
9. Carrie contacted another concrete contractor. He was too busy to discuss and asked that we call back at the end of November.

New Business:

1. Preliminary 2019 Budget
2. Reminder Vice president and Member at Large positions expire at end of 2018

Requests from Lot Owners

12. Property manager of 2023 Walnut Grove would like Landscaping fine waived
 - The Board voted 5 to 1 to waive this fine
13. Lot owner at 1141 Hawk Drive would like late fees waived
 - The Board has agreed to accept a payment in full minus late fees. However, the Board is particularly concerned about the property's failure to comply with the HGGV CC&Rs. The home needs painting and repairs, and the landscaping needs maintenance. Several shrubs are overgrown, and there are weeds in the lawn. If the landscaping is

cleaned up and the payment is made by December 15, 2018, and the painting is completed by April 15, 2019, the Board will waive the late fees entirely. If the property is not brought into compliance, there may be fines for non-compliance in the future.

14. Lot owner at 1289 Nadia Way requests to have fine waived
 - The Board voted to waive this fine if landscape activity is well started by January 10, 2019
15. Lot owner at 2027 Walnut Grove would like to discuss For Sale Signs
 - After much discussion it was determined that the association has little or no authority to regulate tasteful signs in our neighborhood.

Meeting adjourned at 7:30 P.M.

Respectfully submitted,

Mike House
Secretary

Next Meeting: Wednesday, January 16, 2018 6:00 pm in the clubhouse
ANNUAL MEETING OF MEMBERS followed by regular Board meeting