



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: January 16, 2019

Call to order 6:21 P.M. by Vice President, Sammi Jansen

Board Members in attendance: Mike House, Sammi Jansen, Megan McPherson and Barbara Roselip (Carol Rosenberg was absent - excused)

Staff in Attendance: Carrie Andries

5 Guests in attendance

Newly Elected Board Members:

Appoint newly elected Board members to positions on the Board

- The standing Board appointed reelected members Barbara Roselip and Sammi Jansen to the Board and appointed Megan to replace the vacancy left by the resignation by John Whiting. The Board then chose to reorganize slightly to accommodate our newest member. Barbara agreed to accept the Treasurer position, and Megan accepted the Member-at-Large position. Barbara and John have agreed to work together to familiarize Barbara with John's procedures.

Old Business:

1. Approve November Meeting Minutes
 - Approved
2. How does the Board want to progress with the gutter repair project?
 - The Board is willing to address this issue but hasn't identified a workable solution yet.

Reports:

Financial Report: (Carrie)

1. Copies of Bank Statements in clubhouse office for review upon request
2. Financial Reports
3. 90 days past due report/accounts in collections
 - All financial reports were approved as submitted by Carrie

Manager's Report: (Carrie)

1. CC&Rs Report
 - a. Approximately 502 notices sent in 2018
2. Birch trees in front of the clubhouse may have to come down. Bumgardners is evaluating if they are diseased or if they can be saved. If they are diseased, they will provide a bid to take down and replace with something more resilient to pests.
3. Playground needs more playground fiber

- a. In March we installed 96 yards (approximately 9") for \$3648
- b. They can deliver minimum of 9 yards for \$550.00
- c. Approximately \$58/yard for additional yards
- The Board voted to approve \$550 for playground fiber to supplement existing levels.
- 4. Clubhouse rentals for 2018 (Beg. 2018 cost goes to \$75 after 4 rentals):
 - a. 106 rentals in 2018
 - b. \$5675 in income
 - c. 87% 1-4 rentals (\$50 each)
 - d. 13% 5+ rentals (\$75 each)
 - e. 49 households rented the clubhouse
 - o 1 rental 55%, 2 rentals 21%, 3 rentals 10%, 4 rentals 0%, 5+ rentals 14%

New Business:

1. Approve 2019 Budget
 - Barbara asked for accounting clarification on the budget format. After some discussion and review of the budget, it was unanimously approved as presented, however the Board did request:
 - o \$500.00 be added to "common area maintenance" to account for the new playground fiber
 - o \$500.00 be added for payments to the collection agency
2. 2019 Reserve Study
 - a. According to previous studies, clubhouse should be painted in 2019.
 - i. Painters looked at clubhouse in 2018 and didn't think it was urgent
 - ii. Consider painting or plan for 2020 or wait until we are advised to paint
 - b. Plan for new clubhouse carpet in 2020?
 - Carrie will get painting and carpeting bids for consideration in the Nov. 2019 meeting
 - c. Plan for crack seal and road surfacing in 2020?
 - Carrie will confirm when crack seal was last done
3. John would like to open another CD
 - A motion was made/seconded and passed unanimously to transfer \$30,000.00 from the Umpqua Bank Money Market Account to a 24-month Certificate of Deposit at Umpqua Bank. Carol Rosenberg, President, Barbara Roselip, Treasurer and Michael House, Secretary shall open the account and be signers on the account.
4. Add/remove signers to Bank accounts (Checking, Money Market, CD 1, 2, 3 & 4)
 - Motion was made, 2nd and passed to have John Whiting, Treasurer removed as a signer from the Umpqua Bank checking account and Money Market account, CD Account 1, CD Account 2, CD Account 3 and CD Account 4.
 - Motion was made, 2nd and passed to have Carol Rosenberg, President, Barbara Roselip, Treasurer and Michael House, Secretary as signers on the Umpqua Bank checking account, Money Market account, CD Account 1, CD Account 2, CD Account 3 and CD Account 4.
5. Per bylaws, Board needs to review limits on insurance coverage annually and increase at their discretion.
 - a. Carrie emailed insurance agent and confirmed the HOA is covered according to the provisions of the Bylaws.
 - b. Does the Board want to consider raising the HOA insurance coverage?

- Megan will review our insurance and report her findings to Carrie for discussion at our March meeting.
6. Set Schedule for 2019 Board Meetings
 - a. March 20, May 15, July 17, September 18 & November 20
 - Approved
 7. 1141 Hawk
 - a. New Lot owner stated he plans on letting it go back to the bank.
 - b. We can foreclose our lien. Our attorney estimates that the payoff to the bank is over \$235,000.00, and the property needs approximately \$15k in repairs.
 - c. Should we wait for the bank to foreclose? This can take months. Once the bank forecloses, they would be responsible for all repairs.
 - d. What is Board recommendation about non-compliance issues?
 - The Board agreed to let this issue work itself out as we don't really have any viable options at this time. The Board also agreed to no longer send letters/fines for non-compliance, as it is a waste of time.
 8. Write off accounts that have been in arrears for several years? These accounts are in collections. If we write off and collections somehow collects, we CAN accept the funds.
 - a. Property on Lara Lane
 - i. Deceased owner (d. 2013) - kids were squatting in the property
 - ii. We filed suit and evicted kids
 - iii. Bank foreclosed to 3rd party
 - iv. 3rd party sold property to new family who is occupying the property
 - b. Property on Evan Way
 - i. Abandoned property in 2011
 - ii. Accounts are in collections
 - iii. Bank has foreclosed
 - iv. In escrow to sell to new owners
 - The Board voted 3 to 1 to write off these accounts.

Requests from Lot Owners

Request from Lot owner on Lara Ln. to have fine waived.

- The Board voted to waive this fine and late fees. The owner will be attentive to the landscaping and remove the plum tree to prevent future messes.

Meeting adjourned 7:30 P.M.

Next Meeting: Wednesday, March 20, 2019 6:00 pm in the clubhouse

Respectfully submitted,

Mike House, Secretary