



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

Date: July 17, 2019

Call to order: 6:00 P.M.

Board Members in attendance: Mike House, Sammi Jansen, Megan McPherson, Barbara Roselip and Carol Rosenberg

Staff in Attendance: Carrie Andries

8 residents in attendance

Old Business:

1. Approve May meeting minutes
 - Approved
2. Xeriscaping across from clubhouse. Sod has been removed
 - Awaiting design and labor
3. Firewise
 - a. Does the Board want to come up with a prohibited plant list?
<https://www.ashland.or.us/Page.asp?NavID=17671> (list of Ashland's prohibited plants)
 - The Board chose not to create a list of prohibited plants. Recommendations will be made to owners to consider less hazardous options when planting new landscape materials.
 - b. Enough contracts have been signed; work begins 07/22/19
4. Final input & decision regarding CC&R violations (Barbara) – see supporting documents attached
 - a. Vehicles leaking oil (Carrie talked to the city about stains on driveways)
 - b. Stored vehicles
 - c. Expired tags
 - The Board tabled this discussion until September
 - Can we tow a vehicle that has been given a tow sticker following regular protocol, then the sticker was removed, the vehicle left for a short period and returned? This vehicle was originally cited for not moving for 7 days, leaking oil, and the bed was full of household garbage. The oil leaks are still obvious, and the garbage is still in the bed.
 - We have vehicles leaking oil on our streets and have been advised that this will eventually damage the asphalt. Can we fine owners for leaking vehicles as the city does?
 - We occasionally have on-street parking issues because some owners/tenants have more vehicles than they can drive every day. Do we need to add something to our rules and regs that addresses this issue and allows fines if it's not remedied?

We don't tell people they can't own them but ask that they rent a space in our RV storage area.

- Unless expired tags on a vehicle are indications it is inoperable, do we have any jurisdiction to fine for just expired tags or should we refer those to the PD?

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
 - The Board approved the financial report as presented.

Manager's Report: (Carrie)

1. CC&Rs - Approximately 243 notices sent in 2019 (does not include 83 preliminary weed letters)
2. Pool Season
 - a. What does the Board think about pool opening on cooler days?
 - We need to open the pool every day to accommodate our members.
 - b. Umbrella conundrum
 - i. Purchased 12 umbrellas for \$30-\$40 this pool season. 7 have broken in 7 weeks
 - ii. Consider purchasing commercial grade umbrellas? \$150-\$300
 - We will not buy any more umbrellas this year. They are being damaged by misuse rather than wind issues and we can't continue replacing them until this behavior changes.

New Business:

1. Resignation of Sammi Jansen
 - The Board did not vote to accept Sammi's resignation as she has agreed to stay until we find a replacement. We will reluctantly accept it when someone steps forward to fill the position.
2. People cooking under the patio and on pool deck
 - The Board voted to add signs prohibiting any cooking or BBQs under the patio or in the pool area. The fine for this infraction will be \$100 and loss of amenity use for one month.
3. Set hours for people renting the clubhouse
 - The Board voted to restrict use of the clubhouse for rental to only between the hours of 9:00 A.M. and 10:00 P.M. with an 8-hour maximum time allotment. It seems renters have been taking advantage of our facility for long-running parties and this practice is putting too much pressure on our facility and our staff.
4. Procedure for what happens when people break pool/common area rules
 - The Board voted to fine owner/violators of our pool rules \$100 for each infraction and loss of their amenity privileges for one month

Requests from Lot Owners

- Request from resident on New Haven for assistance with backyard fencing
 - If the owners have reported this condition to the Central Point PD three times, we will begin our fine process to remedy it.
- Request from resident at on New Haven to have paint colors approved

- Given the number of neighbor complaints and because the colors were not approved by the Board, we cannot approve them. The owner shall have one year to paint the house with approved colors.
- Resident at on Nadia spoke about drainage issues from the triangle lot. Also building a “catio” for her cat.
 - The Board cannot address the drainage issue without further research. We cannot summarily spend HOA money to remedy issues that may not be our responsibility.
 - We will need to see actual plans for the cat enclosure before it's approved.

Respectfully,

Mike House, Secretary

Next Meeting: Wednesday, September 18, 2019 6:00pm in the clubhouse