



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: March 20, 2019

Call to order 6:00 P.M. by President, Carol Rosenberg

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

Staff in Attendance: Carrie Andries

17 Residents in attendance

Guests Speakers: Ashley Blakely with FD3 and Herb Johnson with ODF

Guest Speakers:

Ashley Blakely from Fire District 3 and Herb Johnson from the OR Department of Forestry talked about our HOA's involvement in the Firewise USA® program, their action plan and to answer any additional questions residents may have about the program. Ashley and Herb gave a great presentation of their assessment of our HOA Firewise condition. They found only a few homes that may be at risk with hazardous trees and plantings and prescribed remedial options. Ashley has arranged to get all the blackberries removed from our southern fences which will greatly improve our fire resistance on that border. She also recommended removing all tall trees on properties that put the trees too close to homes. She will email their Firewise proposal for the Board to review and act on.

Award: Carol presented an award to John Whiting in recognition of his outstanding service to the HOA.

Old Business:

1. Approve Annual Meeting Minutes
 - Approved
2. Budget amended to add the \$500.00 for playground fiber and \$500.00 for payments to collection agency.
3. Crack seal was last done in 2015. Does Board want to investigate doing crack seal in 2020?
 - Carrie will contact Central Point to get an evaluation of our street condition to determine the need for crack seal next year.
4. CD was opened and signers are all in order on bank accounts.
5. Megan reviewed our insurance coverage/rate.
 - Megan advised the Board that our coverage had been evaluated and found to be very adequate for our liability and replacement needs. Thank you, Megan.

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

Manager's Report: (Carrie)

1. CC&Rs
 - a. Approximately 77 notices sent in 2019
 - b. What is the Board's opinion on bicycles on carports/beside homes?
 - The Board feels bicycles need to be out of the weather and that it's acceptable for them to be in a carport.
2. Fire Lanes, information from CP Police Chief
 - Fire lanes must be kept open for safety reasons and violators will be cited or fined if needed. Temporary occupation of the lane is allowed if the driver is available to move the vehicle in an emergency.
3. Agreement to use HOA cat trap to trap cats
 - The cat trap release to insure animals are treated humanely was approved.
4. Does the Board want the office to get new releases signed for this year pool season? Should we have people initial each statement?
 - The Board agreed that new releases need to be signed before the pool season to limit our liability as much as possible.

New Business:

1. Speed on the HOA streets (Mike)
 - A majority of homeowners present prefer to educate drivers to slow down rather than initiate physical traffic controls.
2. Plum trees and fruit (Mike)
 - Mike has found that Grange Coop sells a spray product that will reduce fruit production on our plum trees thus reducing the mess they create on our streets and sidewalks. The spray should be applied when trees are in full bloom for best results. The spray should not be so heavy it runs off the leaves and pets and kids should be kept off the sprayed area until it has dried.
3. Pickle ball (Carrie and Mike)
 - The Board approved \$200 for the initial investment in promoting pickleball on our tennis court. This may encourage more use of our courts and appeal to more residents.
4. Gutter patch (John Whiting)
 - John did a great job of describing his DIY repair of his rain drain/sidewalk/ street gutter problem. Many residents have this problem and can surely tackle this repair on their own. John redirected the water from his downspouts to his lawn and shrub areas rather than the under sidewalk drain that is damaging our sidewalks and curbs. He chose to apply a concrete patch material to the existing sidewalk and curb damage to make it more even and safer. If owners chose to redirect their rain gutter water, they can also remove the broken concrete and drain pipe in the sidewalk if the damage is too great to just patch.

Requests from Lot Owners

Request from Lot owner on Pheasant Way to have fine waived

- The Board chose to not waive the fine in this instance. The documented timeline and the circumstances suggest a fine is in order. The vote was unanimous to deny.

The meeting was adjourned at 7:38 P.M.

Respectfully submitted,

Mike house, Secretary

Next Meeting: Wednesday, May 15, 2019 6:00pm in the clubhouse