



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: May 15, 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

5 residents in attendance

Old Business:

1. Approve March meeting minutes
 - Approved
2. Xeriscaping across from clubhouse. In May 2018, 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 xeriscape should have begun last spring.
 - a. Need to discuss cost threshold, Firewise USA® planting etc.
 - The Board approved spending \$2,000 to create the xeriscape garden. We will do a Firewise USA® planting that may need water until it's established.
3. Firewise USA®
 - a. Risk Assessment from Ashley (attached)
 - b. Ashley got the obligated contract from the county – the “go ahead” to spend funds
 - c. Blackberry removal along Lara Lane is underway
 - d. Ashley needs help getting contracts signed. Only 3 of 17 contracts are signed (list attached)
 - e. In the last meeting, Ashley discussed removing the tree requirement
 - i. The requirement is in the Rules and Regulations only, so the Board can change the requirement without a vote of the Lot owners.
 - The Board wants to consider removing the tree requirement from our CC&Rs. We would like all the properties that were identified as having fire hazardous plantings to sign the agreement and replace those hazards. Carrie will find out how much money is available to those properties for remediation.

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
 - a. Approximately 157 notices sent in 2019 (83 preliminary weed letters also sent)
2. Carrie's vacation schedule - Carrie will be taking her vacation at the end of June-first of July, and at the end of August.
3. City water budget billing went from \$883.85 to \$906.84/month.
4. Fireworks –Police Chief Allison said that there has been a lot of discussion regarding fire prevention since the Penninger Fire last year. The police will enforce any calls for illegal fireworks in the City and any resident can call them in. Carrie will put something in July newsletter regarding fireworks.

New Business:

1. City Street Assessment (attached)
 - a. Oil on the streets
 - b. Manhole ring replacement (the City or RVSS will do this work)
 - c. Unraveling needs our attention
 - Barbara has done a remarkable job of identifying and evaluating some of the more pervasive oil spills on our streets. Finding a way to neutralize the spills and repair bad spots will be necessary before any new sealing or crack sealing is done. After much discussion, the board agreed we would;
 - continue to identify vehicles leaking on our streets as well as oil impacted areas
 - mail letters to specific address's enlisting their help in identifying leaking vehicles
 - we agreed to use Carrie's "Oil on the Street" notices immediately on vehicles parked over oily spots.
 - In a follow up to a resident's agenda item, I did meet with him regarding the water pooling at the junction of Ivan and Lara and identified another asphalt problem we may see in this area and maybe others. The asphalt is breaking down and will need to be replaced before any overlay is done. We may need to address the drainage issue at that time.
2. CC&R violations - what is the Board opinion on: (Barbara)
 - a. Old, broken down, and/or unregistered cars in driveways/or beside driveway?
 - The Board agreed that these vehicles violate the CC&Rs as well as the rules and regulations and need to be put on notice the owners will be fined if the vehicles are not removed or made drivable if they are to be kept. These types of vehicles can be stored in the RV area for the rental fee.

- b. Tall grass growing in backyards
 - i. City code can be viewed at <https://www.codepublishing.com/OR/CentralPoint/html/CentralPoint08/CentralPoint0808.html>
 - ii. Central Point begins cracking down on June 1st, City of Medford moved to start cracking down on May 1st
 - This is a fire hazard situation that should be presented to the city for follow-up.
- c. Oil on streets (notice attached)
- d. Oil on driveways
 - Carrie will find out what Central Point does for driveway spills that can migrate to storm water pipes and on to waterways.
- e. Shrubbery only 3' high within 15' of sidewalk
 - The Board agreed that this problem is mostly a non-issue because out front yards are so small. Any shrub that encroaches on sidewalks or blocks traffic visibility needs to be trimmed or removed.
- f. Weeds in side-yards/beside the driveway
 - i. Is mowing OK?
 - ii. Should HOA request the weeds be completely removed
 - Weeds must be removed either by pulling, burning or chemicals. Failure to keep weeds controlled will result in fines if not remediated.
- 3. Cars/parking in the subdivision (Mike)
 - a. Some residents store cars on streets – do not appear to drive cars very often
 - b. Some residents are parking multiple cars on the streets
- 4. Striping pickle ball courts (Mike)
 - The Board voted to spend \$580 to get pickle ball courts lined and nets and supplies purchased.
- 5. Radar gun and camera (Mike)
 - a. Radar guns cost approximately \$100.00
 - The Board voted to purchase a radar gun and 2 radar enforced signs to educate speeders. We need to determine whether we can fine persistent speeders.
- 6. Dog Park in Green Valley (Sammi)
 - The Board voted not to develop a dog park in the Green Valley open space.

Requests from Lot Owners

- Request from resident on Ivan to have her neighbor's cypress trees removed. This property is on the Firewise USA® list
 - The Board can only encourage the neighbor to take advantage of the Firewise USA® grant to mitigate any hazard this tree might present.
- Resident on Walnut Grove would like a waiver to the covenant concerning "exotic" pets and keeping pets for commercial purposes
 - This was a tough decision for the Board to evaluate. The landlord had specifically allowed the tenant to raise ball pythons in the garage. This type of breeding and selling as well as the number of animals is a direct violation of the CC&Rs. The Board voted to allow the tenant 3 months from today to move or sell his inventory. He may hold two snakes and one dog until such time there are only two pets total at which time he must remain in compliance with the CC&Rs.

- Resident on Ivan having trouble with storm drain
 - We honestly don't have an answer for this problem currently. Mike will talk to the resident to see what his solution entails, and we will investigate it further. If water is standing for long periods of time it may raise road base issues.

Executive session to discuss an issue with an old resident

Respectfully submitted,

Mike House, Secretary

Next Meeting: Wednesday, July 17, 2019 6:00pm in the clubhouse