



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.”***

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Annual Meeting of the Homeowners Association Membership

Date: January 16, 2019

**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.

In attendance: Carrie Andres, Mike House, Sammi Jansen, Barbara Roselip, John Whiting and 4 Lot owners/residents.

Business:

1. Elect Members to fill 2 open Board positions
  - Barbara Roselip and Sammi Jansen were reelected to the Board by a unanimous vote of the Lot owners present.
  - John Whiting chose to resign as Treasurer at this time to pursue personal things and to give the new Treasurer the benefit of his knowledge. While the standing Board accepted his resignation, it was with great regret. John was the backbone of the Board during his tenure and almost single handedly brought financial stability to our Association. We appreciate that John and Linda are moving on to new adventures and wish them only the best. We will enjoy and support them while they are still in our neighborhood.
  - Meaghan McPherson submitted her application to serve on the Board and was duly elected to fill the vacancy created by John.
2. Accomplishments of 2018 and Challenges for 2019

**Accomplishments of 2018**

2018 was another great year for the HGGV HOA! The achievements include:

- Reserve account grew \$24,678. Transfers to the reserve account totaled \$ 33,000.00 – however the HOA used \$8,322.00 for the emergency expense of replacing the clubhouse siding. No funds were transferred in February due to the project to remove the gravel from the playground as well as project to level the steps in front of the clubhouse.
  - In 2017 \$36,000.00 was transferred to account
  - 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

- The Association opened another \$30,000.00 CD. The Association now has 4 CDs which are earning much more interest than our money market. Our 4 CD's:
  - \$106,728.74
  - \$78,421.35
  - \$30,770.74
  - \$30,195.37
- Another great year for the pool. No vandalism and pool only closed 3 days for chemical imbalance.
- Mike and Carlina Eddy, who the HOA hired to help with pool season did an awesome job and provided much needed relief to Carrie. They also helped with odd jobs around the Association.
- The project to remove the gravel from the playground and replace with the playground bark was successfully completed.
- The HOA also leveled the steps in front of the mailboxes.
- The Board moved to have our community participate in 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. Ashley and her team will 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 will be a community effort to mitigate those risks as best we can. She will 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 to live.

#### **Challenges for 2019**

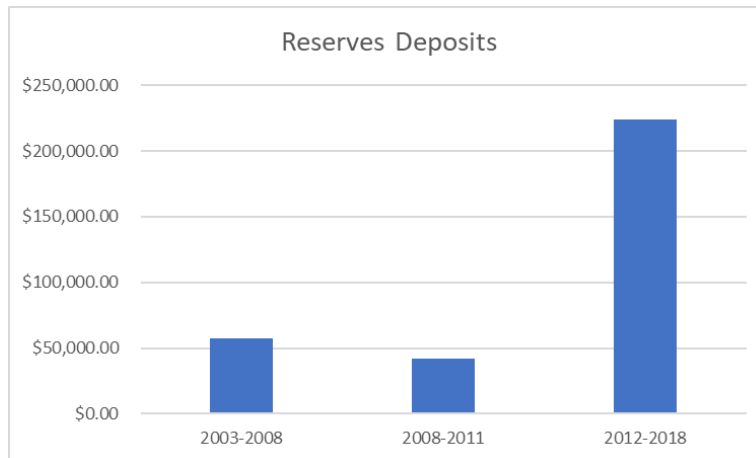
- As always one of the main challenges will be funding the reserve account so that the Board can pay for scheduled repairs and maintenance of common elements along with emergency or unforeseen repairs.
- Control of monthly operating costs and strict adherence to the approved budget. As we continue to follow and adhere to a budget, the Board is more able to accurately predict income and expenses.
- 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 comply 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.
- The HOA will always aggressively seek payment of homeowner dues and limit losses to every extent possible.
- This year, the Central Point Police department decided to no longer enforce our parking in our fire lanes. The HOA will need to continue to try to communicate to Lot owners and residents that there shall be no parking in the fire lanes.
- The HOA hopes the Eddys will want to continue as helpers for the pool in the summer of 2019.
- The Board needs to continue work on getting the gutters in the Association repaired.

## 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, over \$224,000.00 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)
  - Street Sweeping turned over to city. Big savings to the HOA.
  - 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.
  - The HOA enclosed the clubhouse grounds. This has proven to be effective in keeping people who do not live in the HOA (or who do not pay HOA assessments) from using HOA amenities.
3. Owner Occupied/vs Rental properties changed slightly
- Reviewed number of owner-occupied properties, has gone down .5% from 74.5% to 74%
  - 2016 67%
  - 2017 74.5%
4. Non-Compliance Statistics

5. Income vs expenses

- Carrie did a very comprehensive and professional job of highlighting what the HGGV Association accomplished last year and what we might be looking at this year. Overall, we appear to be staying on top of things and our reserves are in good shape to carry us through most any event we can anticipate.

Adjourn 6:20 P.M.

Respectfully Submitted

Mike House, Secretary



Hidden Grove/Green Valley  
Homeowners Association

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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
  - i. 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:
    - \$500.00 be added to "common area maintenance" to account for the new playground fiber
    - \$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 3<sup>rd</sup> party
    - iv. 3<sup>rd</sup> 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



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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:

3. Approve Annual Meeting Minutes
  - Approved
4. Budget amended to add the \$500.00 for playground fiber and \$500.00 for payments to collection agency.
5. 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.
6. CD was opened and signers are all in order on bank accounts.
7. 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)

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 financial reports were approved as submitted



Manager's Report: (Carrie)

5. 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.
6. 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.
7. Agreement to use HOA cat trap to trap cats
  - The cat trap release to insure animals are treated humanely was approved.
8. 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



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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:

8. Approve March meeting minutes

- Approved

9. 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.

10. 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)

7. Copies of Bank Statements in clubhouse office for review upon request
8. Financial Reports
9. 90 days past due report/Accounts in collections
  - The Board approved the financial report as presented.

### Manager's Report: (Carrie)

9. CC&Rs
  - a. Approximately 157 notices sent in 2019 (83 preliminary weed letters also sent)
10. Carrie's vacation schedule - Carrie will be taking her vacation at the end of June-first of July, and at the end of August.
11. City water budget billing went from \$883.85 to \$906.84/month.
12. 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:

5. 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.
6. 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 1<sup>st</sup>, City of Medford moved to start cracking down on May 1<sup>st</sup>
      - 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.
7. 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
8. Striping pickle ball courts (Mike)
- The Board voted to spend \$580 to get pickle ball courts lined and nets and supplies purchased.
9. 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.
10. 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



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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:

11. Approve May meeting minutes

- Approved

12. Xeriscaping across from clubhouse. Sod has been removed

- Awaiting design and labor

13. 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

14. 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)

10. Copies of Bank Statements in clubhouse office for review upon request
11. Financial Reports
12. 90 days past due report/Accounts in collections
  - The Board approved the financial report as presented.

##### Manager's Report: (Carrie)

13. CC&Rs - Approximately 243 notices sent in 2019 (does not include 83 preliminary weed letters)
14. 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





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Homeowners Association

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Board of Directors Meeting Minutes

Date: September 18, 2019

Call to Order 6:00 P.M.

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

Staff in Attendance: Carrie Andries

6 residents/guests in attendance:

Old Business:

15. Resignation of Sammi Jansen

- The Board accepted Sammi's resignation

16. New Board member/election/appointment to position on Board

- The residents in attendance elected Lynn Bellus to the Board, and after the background check voted to seat her as Vice President.

17. Approve July meeting minutes

- Approved

18. Firewise

- a. We are a nationally recognized Firewise community.
- b. Need to do one meeting a year (could be during Board meeting)
- c. Our landscaping costs, cover the amount we spend to stay Firewise (also Bumgardners is on board for being Firewise – they have other Firewise HOA's)
- d. Disallow 3 plants only (Cypress, Juniper and Arborvitae)?
  - Carrie will prepare a resolution for approval in November to disallow these plants in the HOA going forward.

19. Final input & decision regarding CC&R violations

- a. Vehicles leaking oil
  - We will notify owners that obvious oil leaks in their normal street parking areas need to be mitigated. This is to preserve the structural integrity of our asphalt.
- b. Stored vehicles
  - Carrie will prepare a resolution for approval in November to amend our rules to address vehicles stored on the streets for periods of time that impact parking.
- c. Expired tags
  - We will attach notices of rules violations and upcoming fines for vehicles with expired tags and notify lot owners by email or letter.
- d. Lots with multiple vehicles
  - We will ask residents with multiple vehicles to identify them as daily drivers or make arrangements to store them properly in RV area or offsite.

20. Request from Lot owner on Nadia for the HOA to abate the drainage issue
  - The Board voted to require photographic proof that a problem is more than an occasional, unusual weather event before we consider changing the drainage profile of the bare lot.

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
  - All reports were approved as submitted

Manager's Report: (Carrie)

15. CC&Rs
  - a. Approximately 370 notices sent in 2019 (does not include 83 preliminary weed letters)
  - b. Update on ball pythons
    - The snakes have been moved offsite according to the renter.
16. Items that need bids for repair/replacement in 2020. According to Reserve study:
  - a. clubhouse carpet and paint have 1 year remaining useful life
    - We need to get bids for work to upgrade these items before we can add them to the 2020 budget
  - b. anything else?
    - Barbara would like the open area across from the clubhouse to be finished and suggested it be put out to bid. We generally give owners sufficient time to get large projects done but obviously volunteers are not moving fast enough. Carrie will pursue the issue.

New Business:

5. Home on Evan that installed a steel roof. Our CC&Rs and Rules and Regulations do not allow any roofing material other than composition asphalt and rock granule shingles to maintain consistent HOA appearances. Until such time as the rules are changed to allow other materials, the Board has no option but to enforce these rules to the best of our ability. We accept that this violation may not have been done maliciously but must still be addressed.

A guest spoke on the resident's behalf and asked that the Board consider placing a restriction on the title to require the roof be brought into compliance if and when the property ever changes ownership. It was most unfortunate that the resident became agitated and suffered a medical emergency that required EMS transport to the hospital.

- In the respondent's absence, the Board voted to accept the request for the future compliance requirement with the addition of a \$500 fine to be paid within one year to make it known to other owners that penalties would be levied in all violation instances. Barbara was the only dissenting vote in this decision because she felt a much larger fine should be levied.
6. Lost child on New Haven
    - The Board asked Carrie to send a thank you via email and newsletter to all that helped get this child home.

### Requests from Lot Owners

- Request from resident on Lara Lane to install a flagpole
  - The Board will approve this use but needs to see structural engineering to insure it's a safe installation before allowing it to move forward.
- Request from resident on New Haven Drive to have fine waived.
  - The Board feels this violation was too egregious to waive the fine. We feel the fine is a much smaller price to pay than the horrible outcome that might have transpired if the child had been seriously injured or died because common sense and legal rules were ignored.
- Resident on Lara Lane would like to discuss retaining wall
  - Resident was not present.
- Resident on New Haven Drive would like to change fence line
  - Resident was not present, and no fence change will be allowed without additional information.

Respectfully submitted,

Mike House, Secretary

Next Meeting: Wednesday, November 20, 2019 6:00pm 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.”***

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Board of Directors Meeting Minutes

Date: November 20, 2019

Call to order; 6:00 P.M.

Board Members in attendance: Mike House, Megan McPherson, and Carol Rosenberg

Board Members absent: Barbara Roselip (excused)

Staff in Attendance: Carrie Andries

No Residents/Guests in attendance

Old Business:

21. Approve September meeting minutes

- Approved

22. Xeriscaping complete

- a. Approved budget \$2000.00. Total cost \$1,431.34 - UNDER BUDGET \$568.66. THANKS MIKE!
- b. The cost will come out of reserves.
- c. Power to electricity has been cut off. (Also cut off power to the storage area-not been used in years.) This will save HOA \$36.60/month.

Reports:

Financial Report: (Carrie)

16. Copies of Bank Statements in clubhouse office for review upon request

17. Financial Reports

18. 90 days past due report/accounts in collections

- Approved as submitted

Manager's Report: (Carrie)

17. CC&Rs

- a. Approximately 454 notices sent in 2019 (does not include 83 preliminary weed letters).
- b. How strict does Board want to be regarding weeds beside driveway during the winter months?
  - Board voted to notify everyone of weed abatement.

New Business:

7. Preview preliminary 2020 budget

a. Anything to add/correct?

- The Board moved to repair siding and remove moss from roof. Get bid and put on budget for Jan. mtg. for approval

b. Exterior paint – due according to Reserves Study

- The Board asked for a bid and put on budget for Jan. mtg. for approval

c. Carpet and paint? (should come out of reserves)

i. Bids attached

- The Board moved to put on 2020 budget for carpet square bid and interior paint.

- d. Park benches at clubhouse and Green Valley park for kids waiting for bus?
  - i. Est cost: \$285 for 6' steel or plastic bench (Global Industrial website)
    - Research prices for options and put on budget discussion for Jan. 2020
8. Idea on curbs/sidewalks
  - a. Notify owners with damaged sidewalks & give them a year to repair. HOA will reimburse a percentage for the curb portion.
    - The Board will start this process in the spring
  - b. Should HOA shop around & make recommendation for someone who could repair and give a deal of Cost +10%-20%?
    - The Board will not make recommendations for liability reasons.
9. Neighborhood watch?
  - a. November Newsletter asked if any residents interested. Two residents responded.
    - Not much interest
  - b. The Board could have someone from CPPD come talk at a Board meeting to educate residents on being safer and how to protect themselves from being victims of theft, etc.
    - The Board discussed doing this in March or May
10. The board voted to accept Lynn Bellus' resignation and were sorry to lose her.

#### Requests from Lot Owners

- A resident mentioned an idea to curb speeding: place a stop sign at Lara and Ivan and on Walnut Grove and Hawk. Would the Board like to consider this?
  - No

Close regular meeting 6:14

#### Executive Session

#### Open exec session 6:15

To discuss annual bonuses to employees

- Vote to give bonuses to employees

Adjourn 6:16

Respectfully submitted,

Mike House, Secretary

Next Meeting: Wednesday, January 15, 2020 6:00pm in the clubhouse