



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: 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:

1. Approve September meeting minutes
 - Approved
2. 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)

1. Copies of Bank Statements in clubhouse office for review upon request
2. Financial Reports
3. 90 days past due report/accounts in collections
 - Approved as submitted

Manager's Report: (Carrie)

1. 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:

1. 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

2. 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.
3. 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
4. The board voted to accept Lynn Bellus' resignation and were sorry to lose her.

Requests from Lot Owners

- o 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?
- o 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