



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: 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:

1. Resignation of Sammi Jansen
 - The Board accepted Sammi's resignation
2. 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.
3. Approve July meeting minutes
 - Approved
4. 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.
5. 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.

6. 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)

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 reports were approved as submitted

Manager's Report: (Carrie)

1. 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.
2. 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:

1. 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.
2. 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