



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.”***

Annual Meeting of the Homeowners Association Membership

Date: January 15, 2020

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 Andries, Mike House, Megan McPherson, Barbara Roselip, and Carol Rosenberg

Business:

1. Elect Members to fill 2 open Board positions
 - Carol Rosenberg was reelected to the Board.
 - One Board position still unfulfilled
2. Accomplishments of 2019 and Challenges for 2020
3. Owner Occupied/vs Rental properties changed slightly
 - Reviewed number of owner-occupied properties, has gone down from 74% to 72.50%
 - 2018 74%
 - 2017 74.5%
 - 2016 67%
4. Non-Compliance Statistics
5. Income vs expenses

Adjourn at 6:15 P.M.

Respectfully Submitted

Mike House, Secretary

Accomplishments of 2019

2019 was another great year for the HGGV HOA! The achievements include:

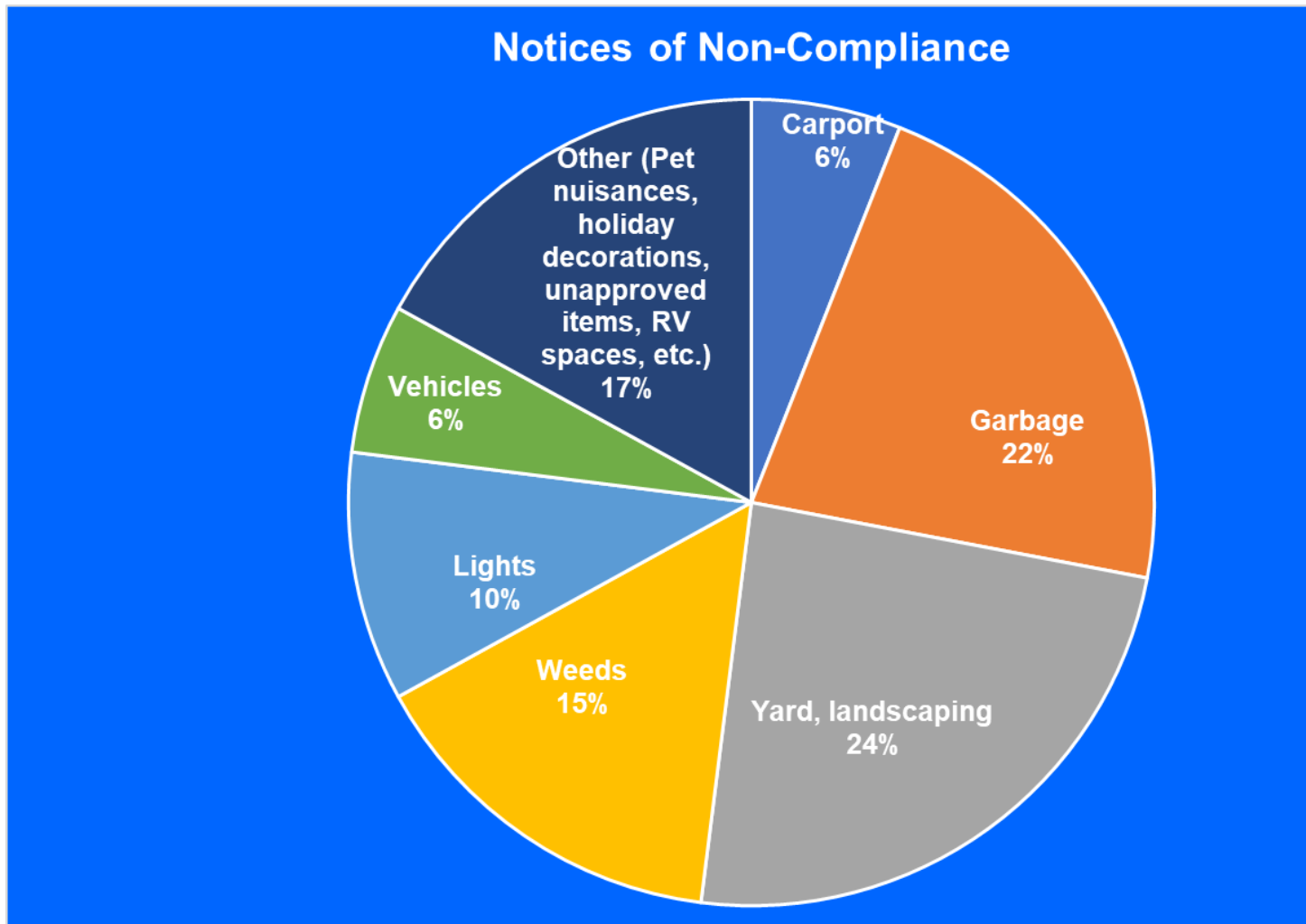
1. \$56,000.00 was deposited into our reserve account – however the HOA used \$1,431.00 for Xeriscaping across from the clubhouse.
2. The Association opened another \$30,000.00 CD. The Association now has 5 CDs which are earning much more interest than our money market. The balance on our 5 CD's:
 - \$108,597.98
 - \$79,988.26
 - \$31,385.56
 - \$30,934.26
 - \$30,812.68
3. The HOA Xeriscaped the area across from the clubhouse. This will save the HOA money we have paid for maintenance.
4. Mike Eddy, who the HOA hired to help with pool season did an awesome job and provided much needed relief to Carrie. He is also helping with several odd jobs around the Association.
5. The HOA is now a certified Firewise community. 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.
6. Several collection accounts have been paid due to the HOA turning over non-paying or late paying residents to our collection agency before they become too far past due.

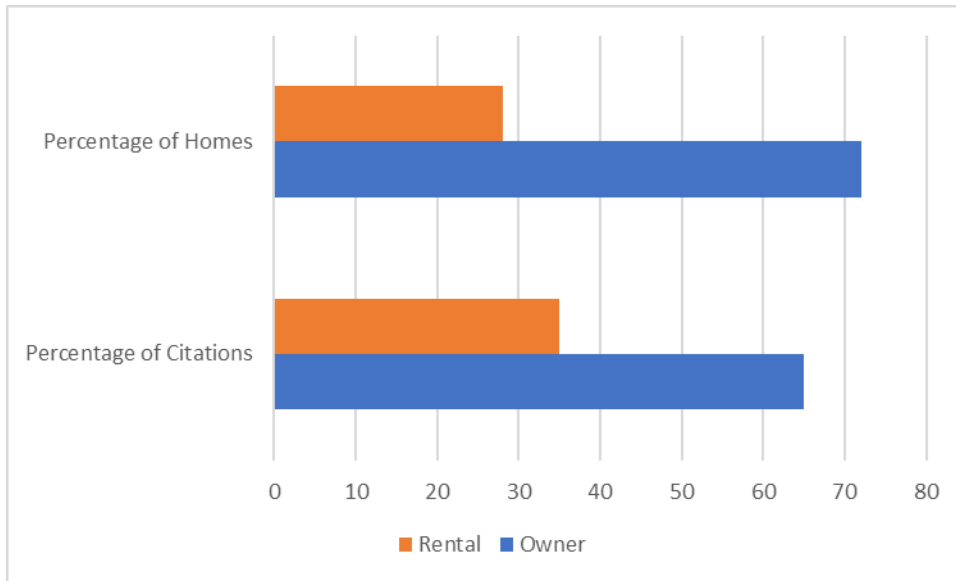
Challenges for 2020

- 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.
- Several scheduled repairs will occur in 2020.
 - The clubhouse interior will be carpeted and painted.
 - Siding on the clubhouse exterior will be replaced

- The Entire clubhouse exterior will be painted
- Moss removal will be done to the clubhouse roof
- 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 need to enforce the covenant regarding sidewalk maintenance.
- The HOA will always aggressively seek payment of homeowner dues and limit losses to every extent possible.
- The HOA hopes Mike Eddy will want to continue as helper for the HOA especially for the pool in the summer of 2020.

Non-Compliance Statistics for 2019.
509 Notices Sent in 2019





Income vs Expenses

Income & Expenses by Month

