



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: April 29, 2020  
Meeting by video conference

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

Staff in Attendance: Carrie Andres

Residents in Attendance: 5 residents in attendance

Meeting was called to order at 6:00 p.m.

Board Members

1. Vote by those in attendance on new board member (Paul Rydings)
  - All in attendance voted to elect Paul Rydings the HOA board.
2. Board to appoint new member to a post
  - The board voted unanimously to appoint Paul Rydings as Member-at-Large. His term will expire December 31, 2022. Megan McPherson has been appointed as Vice President. Her term will expire December 31, 2022

Requests from Lot Owners

1. Request from resident on Hawk Drive to be heard by the board regarding the sidewalk easement (via phone)
2. Request from resident on Twin Rocks Drive to be heard by the board regarding the sidewalk easement (via video conference)
3. Request from resident on Pheasant Way to be heard by the board regarding the sidewalk easement (via email)
  - To simplify the conversations regarding sidewalk easements, the board's response was the same to all those requesting a hearing regarding these issues. While we appreciate the challenges expressed in our web meeting by Julie Shipman and Jordan Anderson, and those that asked for a hearing by email, the board's hands are tied by Oregon state statute and Central Point city municipal code as well as our own CC&R's. The sidewalks must remain clear for pedestrian passage and anyone impeding said passage will be notified of their noncompliance and fined if they persist in illegally parking. We also appreciate the lack of street parking in some of our areas and have been unable to gain relief by reducing our fire lane restrictions. It now falls to neighbors and residents to find acceptable options. Thursdays and Fridays are more difficult because we have garbage pickup that consumes some of the available spaces. We may ask that residents place all their garbage receptacles on

the fire lane side to mitigate this. We have to contact Rogue Disposal to see if this would be acceptable given they may have difficulty determining whose can is whose.

4. Request from resident on Nadia Way to be heard by the board regarding weeds in landscaping (via email)
  - The board has given leniency for weed issues in past for Norine. She knows the requirements of the CC&R's regarding this issue and needs to be more proactive in abating them before they infest neighbor's yards. The board voted unanimously to give her 30 days to completely abate the weed problem or fines will be levied.
5. Request from non-resident owner on Lara Lane to be heard by the board regarding having some fines for non-compliance waived (via email)
  - The board has always been amenable to waiving fines and late fees if an owner has shown good faith in addressing any noncompliance issue. In this case the board voted unanimously to refuse any relief. The owner has had almost a year to begin responding and addressing these problems and only now asks for consideration. The board felt, given the lack of communication and compliance, regardless of the recent information shared, we would be setting a dangerous precedent if we approved this request.
6. Request from resident on New Haven to have paint colors approved. (via video conference)
  - The board has tried to work with Melanie regarding her choice of house colors. Because she purchased her paint prior to getting the colors approved, we have accepted her choice of body color and trim but find the red accent color to bright to approve. We have suggested she could request approval for a darker red or use the palette recommendation of a cream accent. Whatever she chooses must still be approved by the board or she will be faced with noncompliance issues.

#### Old Business:

1. Approve Annual Meeting Minutes
  - Approved
2. Approve January Meeting Minutes
  - Approved
3. New CD opened at new bank so HOA accounts are all FDIC insured
  - Accounting has been resolved with this new CD. We need to watch our old CD's to determine the best time to roll them over to RCU.

#### Reports:

##### Financial Report: (Carrie)

1. Copies of Bank Statements in clubhouse office for review upon request
2. Financial Reports (January-March)
  - Approval of the financial reports will be addressed at our regular May meeting to allow Barbara time to review. We chose to do this because our web meeting was running quite long, and she wanted enough time to discuss in detail.
3. 90 days past due report/Accounts in collections
  - The past due accounts are improving.

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

1. CC&Rs Report
2. Landscaping issues
  - a. valve replacement
    - The leaking valves have been repaired, and while costly, are considered a necessary repair item.
  - b. bid to aerate in front of clubhouse, between tennis courts and next to pool area. This will help prevent water runoff promote fuller, thicker turf
    - The board has asked Carrie to get a bid from our landscaper for a one-time aeration for just the area around the clubhouse and pool preferably mid to late May.
  - c. trees around clubhouse (one birch dead, other birches diseased, pine tree)
    - The board voted to remove these diseased and messy trees and asked Carrie to get a bid from our landscaper to approve at our May meeting

New Business:

1. Sidewalk repairs and contractors. Does the board want to put together bids/contractors to assist people in getting sidewalk repairs completed?
  - a. office has a list of people that want to combine repairs to save money
  - b. how should we proceed?
    - The board voted to pass contractor bids we have gotten along to affected homeowners so they can move forward with their sidewalk repairs. If the contractor bid includes curb repair, the HOA will reimburse them up to \$75 for the curb. If the contractor wishes to bill the HOA directly for the curb repair, we can handle it that way under a separate contract.
2. Parking issues (Mike)
  - a. eliminating certain fire lane areas to create more parking
  - b. request residents put trash containers on fire lane side
    - These issues were answered in the preceding landowner portion of the meeting
3. Install posts inside main RV gates
  - Carrie will get bids to install latching posts to retain the large gates in the RV area to mitigate damages from gates swinging into vehicles. This will be addressed at our May meeting.
4. Verify home color schemes approved by the board
  - The board voted remove red base colors (Red Barn and Carriage Door from the Suburban Traditional Scheme) for use as base colors for homes in our HOA.
  - Any other colors on the Suburban Traditional scheme have been approved by the board. The Board specified that the approved color schemes correspond with the Suburban Traditional color scheme listed as "base" "trim" and "accent"
5. Need to clarify Non-compliance procedures
  - a. regular non-compliance procedure (14-day notice, 7-day notice, fine) procedure for office when resident requests hearing
    - i. stop all proceedings and wait for next board meeting?
    - ii. continue sending notices and/or fines which can be waived/credited after hearing?

- After much discussion, the board voted to continue sending notices and or fines until the violations are abated. If the homeowner acts in good faith, the board will evaluate relief of these fines.
  - b. some fines are immediate without warning
    - i. confirm that we should issue fines without warning
      - The board voted to send notice of a parking/speeding violation and begin the fine process starting at \$10 and building to \$100 with each offense until the problem is resolved.
    - ii. current procedure is that if issue is not corrected, fine increases with each violation – what if they request hearing?
      - See 5-a-ii above
  - c. parking issues - institute a ticketing procedure for cars or send letters to Lot owner
    - i. if ticketed, what will fine structure/timeline be?
      - See 5-b-i above
6. Road crack seal and sealcoat initially thinking of doing in 2021, move to 2020?
- We need to examine this and any other bids/recommendations at our May board meeting.

The meeting was adjourned at 8:00 p.m.

Respectively,

Mike House, secretary

Next Meeting: Wednesday, May 20, 2020 6:00pm in the clubhouse or VIA video conferencing