



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: July 15, 2020

Meeting called to order at 6:00 P.M. by VP Megan McPherson.

Board in attendance: Barbara Roselip, Mike House, Megan McPherson, Paul Rydings. Carol Rosenberg had and excused absence.

Staff in Attendance: Carrie Andres

Residents in Attendance: None

Old Business:

1. Approve May Meeting Minutes
 - Approved
2. Approve Special Meeting Minutes from June 10 special meeting
 - Approved
3. Railroad ties between 2311 Lara Lane and 2342 New Haven
 - The board recognizes the resident's concern for the deteriorating retaining wall below the south fence on her property. We appreciate her proactive approach to see it repaired before it fails and causes damage to her property. Unfortunately, we can't offer any legal recourse for her at this time. If the adjoining landowner is unwilling to address the issue, any legal recourse would have to follow damages resulting from his dereliction and be brought by her or her insurance company. We are including in our response a letter from our attorney outlining the HOA's responsibility.
4. Swing set ordered and should be delivered before the end of July.

Reports:

Financial Report: (Carrie)

1. Copies of Bank Statements in clubhouse office for review upon request
2. Financial Reports
 - Approved
3. 90 days past due report/Accounts in collections
4. CD#4 with a current balance of \$31,309.42 expires in 09/25/2020
 - a. board will need to decide what to do with the funds by September meeting
 - b. currently we have \$239,318.35 in Umpqua Bank
 - c. currently we have \$110,103.16 at Rogue
 - The board agreed to wait until the September board meeting to decide whether to transfer funds to a CD or not.

Manager's Report: (Carrie)

1. CC&Rs Report
2. Update on the pool and Phase 2

To ensure that the HOA complies with the current guidance, the board has unanimously voted to put the following rules in place:

- Until further notice, the clubhouse patio is closed. Please no hosting parties or congregating on clubhouse patio. This area is for people to use while entering and exiting the pool and/or playground area.
- Maximum occupancy inside the pool enclosure is 30 with a group size limit of 6 people from one household.
- Once maximum occupancy is reached, we will enforce a one-hour time limit for each group.
- Please observe a 6-foot physical distance between groups.
- We request that swimmers do not play football, Marco Polo or other social games in the pool during this time.
- Failure to follow these and other appropriate rules relating to Oregon's Phase 2 reopening will result in a \$100.00 fine and fob deactivation.
- Continued abuse of the pool rules by residents and guests may result in the pool being closed for the duration of Phase 2.

New Business:

1. Road repair work
 - a. Review any existing bids
 - We will try again next year to get competitive bids for this work as the season has passed to begin this project.
2. Install overflow parking at storage area
 - a. ground will need to be graded, but we can fit approximately 13 parking spaces
 - b. 13 storage units will lose fence enclosure
 - c. cost of new fencing \$2607
 - This project is not in the best interest of our HOA at this time.

Requests from Lot Owners

Resident on Ivan Lane about non-compliance fine for painting

- This fine was waived by the board

Resident on Walnut Grove Lane about non-compliance fine for RV parking

- This fine was waived by the board

Resident on Evan Way about late fees

- The board had previously voted to waive late fees for unpaid dues if circumstances dictated it was a covid related issue

Resident on Green Valley about non-compliance fine for parking over the sidewalk

- The board voted to waive this fine as communications were impacted between tenant and landowner

Resident on New Haven

- The board voted last year to waive the fine for failure to get colors approved before painting if she repainted her house with approved colors within one year. We will allow an extension of the deadline to have the house repainted with approved colors by August 15, 2020. We feel she had a full year to get colors approved and procure a contractor. The extension is only granted because the covid situation has impacted many.

Next Meeting: Wednesday, September 16, 2020 6:00pm in the clubhouse