



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: May 20, 2020

Board in attendance: Barbara Roselip, Mike House, Megan McPherson, Paul Rydings. Carol Rosenberg was absent.

Staff in Attendance: Carrie Andres

Residents in Attendance: 2 residents in attendance

Meeting called to order at 6:02 P.M. by VP Megan McPherson.

Requests from Lot Owners

1. We listened to a resident on Twin Rocks address our parking issues and fully appreciate the challenges we have here. She suggested we might provide overflow parking in the open area next to the storage building. The board agreed to look at options here and possibly get bids to implement them. We need to include storage renters in the security discussion regarding these options.
2. Resident on New Haven regarding railroad ties
 - The board was asked to enforce the right of ingress to inspect a retaining wall between the New Haven property and a property on Lara Lane to assess the condition of the wall. This appeared to be a very gray area to board in our authority to enforce and we were concerned there may be liability in such an action. We voted to ask our attorney to review the details and give us direction. We hope she will send a letter asking for ingress.
3. Resident on Ivan requests HOA grant a break on fees and leniency on compliance issues, with the COVID-19 pandemic and with families struggling to keep their bills paid.
 - The board asked Carrie to send a letter to this homeowner letting him know he would receive no further notices regarding the sidewalk repairs even though the last letter was just an informational one giving the names of two contractors that had offered their services to do the repairs
4. Resident on Pheasant Way requests until July 2021 to repair sidewalk due to COVID-19
 - Before the board can grant an extension, they would like more information about reasons for extending this repair timeline.
5. Resident on Hawk would like fine for parking over sidewalk waived
 - The board voted to waive the fine for this first offense because the resident has shown willingness to comply with the sidewalk covenant.

Old Business:

1. Approve April Meeting Minutes
 - Approved
2. Confirm paint color discussion
 - The board agreed that we would continue our practice of approving house colors matching our current color palette. Carrie has the authority to grant slight variations if they seem reasonable. If she is uncomfortable approving anything, it must be brought to the board for approval before any painting is done.
3. Cut pine tree in front of clubhouse (Bid from Bumgardners for cut/stump grind \$600.00)
 - The board voted to accept Bumgardner's bid for the Pine removal and cleanup.
4. Fidelity Bond is all in place and paid for (\$545/year)
5. Posts for RV area - Quality Fence thinks they can install for approximately \$300.00
 - We will have our maintenance man, Mike Eddie, do this project with help from volunteers.
6. Crack Seal/Seal Coat
 - Carrie and Mike will be walking the neighborhood to create an RFP so we can get apples to apples bids from contractors covering everything we think we need
7. Financial Reports (January to March)
 - The board approved the financial reports. Carrie will provide additional documents to Barbara so she is more comfortable with accounting practices.

Reports:

Financial Report: (Carrie)

1. Copies of Bank Statements in clubhouse office for review upon request
2. Financial Reports (April)
3. 90 days past due report/Accounts in collections
 - All reports were approved as submitted.

Manager's Report: (Carrie)

1. CC&Rs Report
2. Covid-19 and HOA Common Areas
 - a. pool
 - b. tennis
 - c. basketball
 - d. playground
 - e. covered patio
 - f. clubhouse rentals
 - The board voted to open the playground, tennis court, basketball court and covered patio as they seem to fit the phase one guidelines we see implemented by our cities. If crowd sizes and social distancing practices become a concern, the areas will be closed again.

New Business:

1. Do we want to address people who park taking up too much space? Solutions?
2. Stop signs – Nothing in governing documents. Does board want to make a resolution about stopping at stop signs?
 - We do not currently, see viable solutions to these issues other than neighbors talking to each other.
3. Paul wanted to check into the costs of installing a swing set on the clubhouse grounds. The board asked Carrie to research the costs.

Meeting was adjourned at 7:49 P.M.

Respectfully,

Mike House-secretary

Next Meeting: Wednesday, July 15, 2020 6:00pm in the clubhouse