



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: December 2, 2020

(Rescheduled due to lack of quorum on November 18, 2020)

Meeting called to order at 6:00 P.M. by Carol Rosenberg.

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

Staff in Attendance: Carrie Andres

Residents in Attendance: 2 residents in attendance

Old Business:

1. Approve September meeting minutes
  - approved
2. Approve Special Meeting Minutes from October 26 special meeting
  - approved

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

Manager's Report: (Carrie)

1. CC&Rs
  - a. Approximately 413 notices sent in 2020.

New Business:

1. Monthly reserves contributions
  - Board instructed Carrie to begin contributing to reserves account again
2. Discuss Additional 2021 budget items
  - a. Nothing due according to Reserves Study
  - b. Storage unit bids in January meeting
  - c. Paint play structure?
    - Look into efficacy of paint available for powder coated metal for January board.
3. Fire Lanes
  - Board instructed Carrie to write up verbiage for parking in front of driveways on fire lane side of street.

4. Resignation of Barbara Roselip effective December 31, 2020

- The board accepted Barbara's resignation with regret.
- Motion was made, 2<sup>nd</sup> and passed to remove Barbara Roselip as a signer from all HGGV bank accounts
- Motion was made, 2<sup>nd</sup> and approved to remove Barbara Roselip from bank online authorization
- Carrie will begin soliciting for a new board member.

Requests from Lot Owners

Resident on Hawk about lawn

- Approve completion date if done by Apr. 1, 2021

Resident on Pheasant about fine for fence

- Deny fine relief considering extended and confrontational circumstances.

Resident on Ivan about sidewalk easement

- Agree to work with owner if the sidewalk is passable. If there are complaints or legal issues, citations may have to continue unless compliance is met.

Resident on Twin Rocks requests we paint street corners, so cars do not park on them

- We have city ordinances regarding distance from junction centerlines that allow parking roughly 10 feet from the front of the sidewalk to the vehicle, painting more lines is not an option due to lack regular parking on our streets.

Resident on Walnut Grove about returned check charges & paint fire lane on curb by storage units

- Waive all charges but bank back charges to the HOA.
- We cannot reduce available parking any more than it currently is.

Resident at on Lara Lane about late fees

- We will waive late fees for the period from Mar. 2020 to Jan. 1, 2021 to compensate those affected by COVID-19 economic conditions. The owner must agree to pay \$100 per month to begin catching up on arrears Jan.1, 2021 and follow through or late fees and collection protocols will resume.

Resident on Lara Lane about porch

- Approved

Executive Session To discuss annual bonuses to employees

- The board voted to give performance bonuses to Carrie, Mike, Chris and Carlana

Respectfully submitted,

Mike House, Secretary

Next Meeting: Wednesday, January 20, 2021 6:00pm in the clubhouse