



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: September 16, 2020

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

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

Staff in Attendance: Carrie Andres

3 Residents in Attendance

Old Business:

1. Approve July Meeting Minutes
 - approved
2. Approve Special Meeting Minutes from August 10 special meeting
 - approved
3. Swing set installed! The board thanked Mike House, Paul Rydings and Mike Eddy for all their hard work.
4. Update on Road Work
 - The board voted to pay the remainder of the bills out of reserves and checking. If we use other CD's we will need a signer to instruct Umpqua Bank
5. Resolution regarding banned trees: (Proposed)
 - a. Resolution 2020.09.01 – As a Firewise community, going forward Cypress, Juniper and Arborvitae are prohibited. If a resident currently has those plants in their landscaping, they are encouraged to plant a more firewise plant, however they will not be deemed to be out of compliance with this resolution.
 - The board voted to approve resolution 2020.09.01 to control flammable tree plantings in the HOA.

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 Report

- The board agreed that the feeding of feral cats could result in fines if proof of said activity was clear. It amounts to owners/tenants adopting strays in violation of our pet rules.
2. Pool is closed, do we still want to have signs prohibiting congregating on patio? - Yes
 3. Final bill from Pool Pros
 - The board voted to challenge one charge for acid wash on Pool Pro's final bill as excessive and ineffective, which essentially resulted in our seeking a new pool maintenance company.

New Business:

1. Think about 2021 budget (nothing on Reserve Study)
 - a. New couches?
 - b. New blinds?
 - c. New folding chairs and/or rack for existing chairs?
 - d. Paint playground structure?
 - e. Anything anyone wants to see done in 2021?
 - The board stated that any clubhouse expenditures can wait until 2022 as the clubhouse may not be rented during Phase 2 reopening. They asked Carrie to find bids for pressure wash and seal block walls on storage units and repair gutters on same for a 2021 expenditure.
2. Resident on Twin Rocks to discuss
 - a. Beehives
 - b. Community Gardens
 - No action as requester couldn't be present

Requests from Lot Owners

Resident on Evan to have stop payment charge of \$25.00 waived

- The board waived this charge

Resident on Evan Way to have shutter paint color approved

- The board denied this color as it hadn't been preapproved and doesn't meet color pallet standards.

Resident on New Haven to have fine for parking over sidewalk waived. They did not receive notice from landlord.

- The board waived this charge so the tenants wouldn't be back charged by the owner.

Respectfully submitted,

Mike House, secretary

Next Meeting: Wednesday, November 18, 2020 6:00pm in the clubhouse