



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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Annual Meeting of the Homeowners Association Membership

Date: January 20, 2021

**Minutes**

Reminder to all Board Members and residents in attendance that our Board of Directors is comprised of Lot owners who give their time to help keep our neighborhood a place we all want to live. They give of their time as volunteers because they care about the neighborhood. Board Members are expected to pay their dues and comply with the CC&Rs or pay the same price as any other Lot owner/resident in the Association.

Call to Order at 6:00pm

7 Lot Owners/Residents Present

Staff Present: Carrie Andries

Business:

1. Elect Members to fill 2 open Board positions.
  - Mike House and Kay Harrison were elected to the board.
2. Accomplishments of 2020 and Challenges for 2021
3. Accomplishments throughout the years
4. Owner Occupied/vs Rental properties changed slightly in 2020 back to 74% owner occupied.
  - 2019 %72.50
  - 2018 74%
  - 2017 74.5%
  - 2016 67%
5. 2020 Non-Compliance Statistics (attached)
6. 2020 Income vs expenses (attached)

Adjourn at 6:15 P.M.

Respectfully Submitted

Mike House, Secretary



## Accomplishments of 2020

2020 was a challenging year for HGGV HOA. COVID-19 and the accompanying regulations made operating the HOA and its amenities difficult (in the case of the pool) or impossible (in the case of renting the clubhouse) We did have some achievements this year. They include:

1. We did manage to deposit \$21,000.00 into our reserve account
2. The Association currently has 4 CDs which are earning much more interest than our money market. The year-end balance on our CD's:
  - \$106,000.00
  - \$81,590.90
  - \$31,379.78
  - \$32,014.40
3. A massive amount of maintenance was done on HOA common area in 2020. amenities in 2020.
  - Clubhouse siding replaced
  - Clubhouse interior and exterior Painted
  - Clubhouse carpet replaced
  - Swing set installed on playground
  - Roads repaired and sealed
4. Employees, who the HOA hired to help with pool season did an awesome job and enabled the HOA to operate the pool and comply with state COVID-19 regulations

## Challenges for 2021

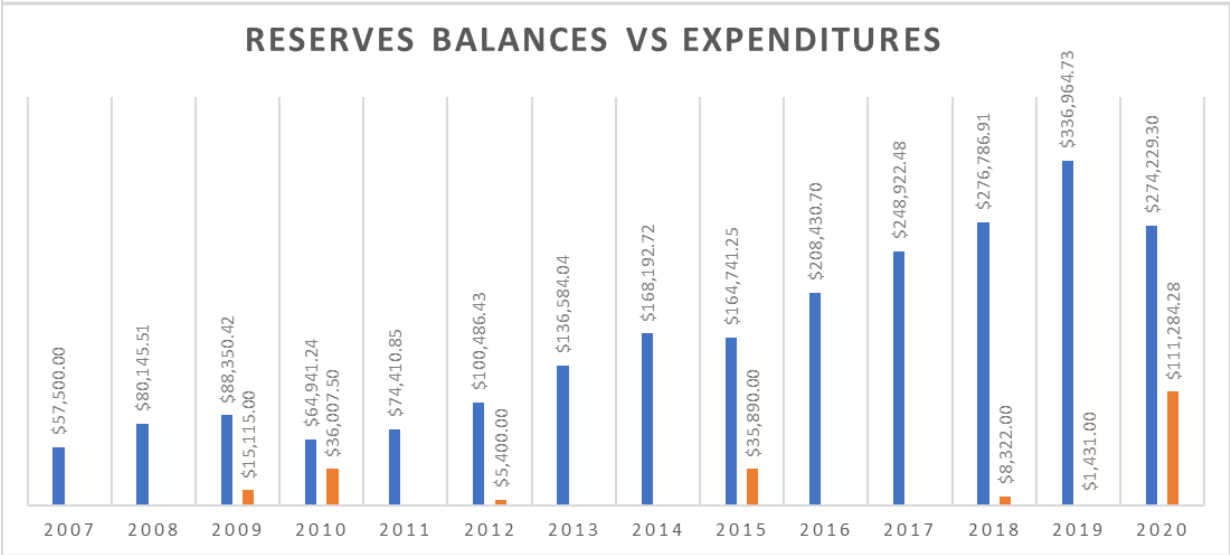
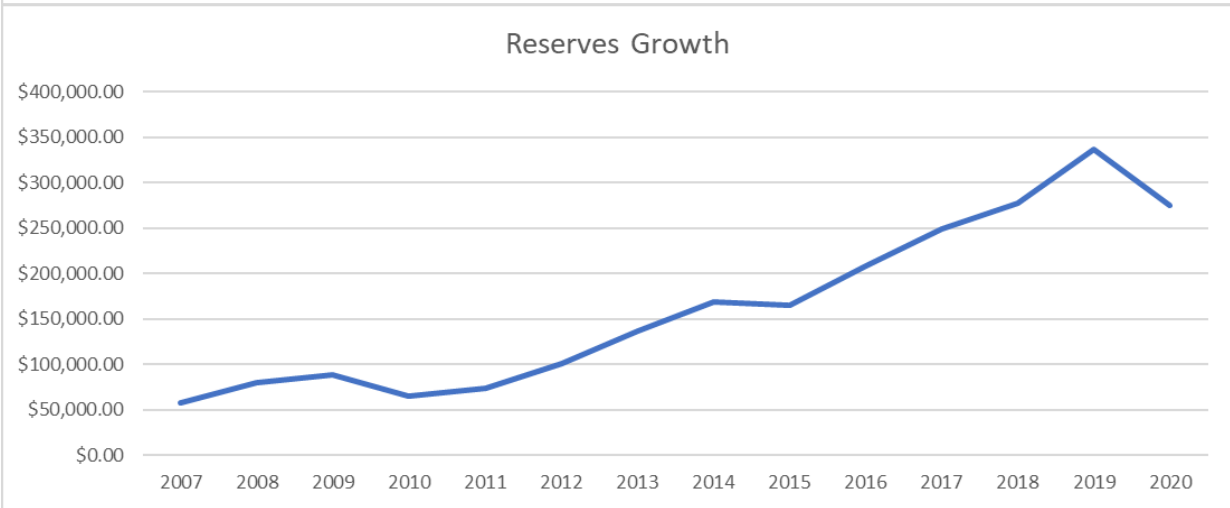
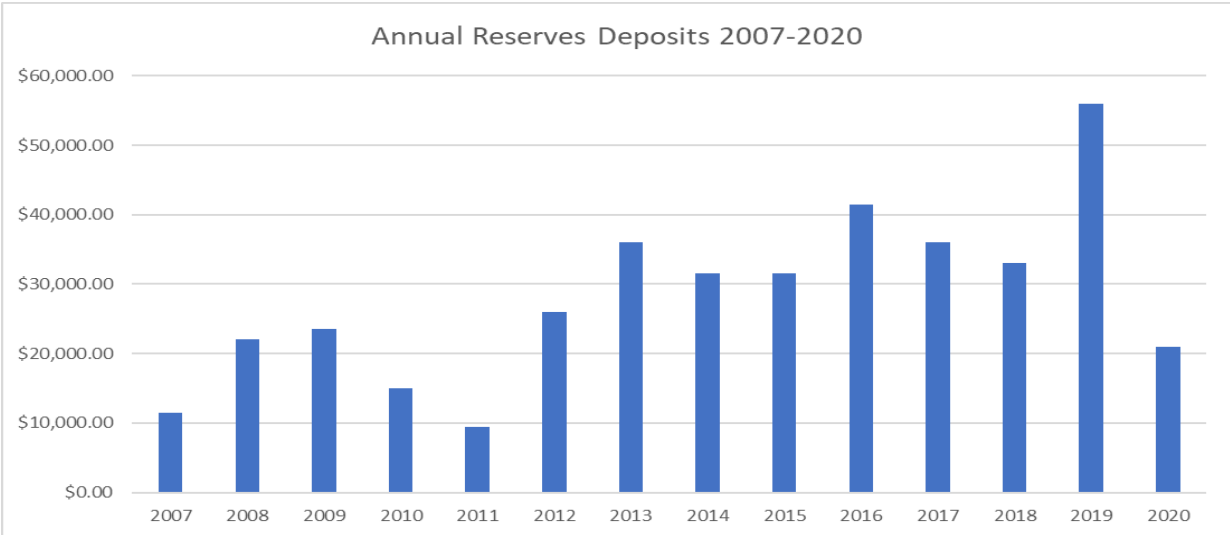
1. COVID-19:
  - State recommended/required shutdowns may keep the clubhouse closed to rentals resulting in a loss of income to the HOA.
  - Many of our collection accounts have been put on hold
  - Foreclosures are on hold resulting in a "zombie" home in our association
2. As always one of the main challenges will be funding the reserve account so that the HOA can pay for scheduled repairs and maintenance of common elements along with emergency or unforeseen repairs.
3. Scheduled repairs should occur in 2021 include:
  - Storage building (gutters, paint, and cleaning)
  - Work on the pool filter and sanitation system
4. Control of monthly operating costs and strict adherence to the approved budget. As we continue to follow and adhere to a budget, the board is more able to accurately predict income and expenses.
5. Much of our landscaping system is getting old and requiring more maintenance.
6. Enforcement of the CC&Rs – always a challenge since we continuously have people moving in and out of the subdivision. It is one of Carrie's main responsibilities and allows her to be in close contact with homeowners to find out what needs to change as well as what needs to be done to ensure all residents comply with our CC&Rs, Rules and Regulations, and Board Resolutions. The main goal is to make our neighborhood a safer and nicer place to live.
7. The HOA will enforce the covenant regarding sidewalk maintenance.
8. The HOA will always aggressively seek payment of homeowner dues and limit losses to every extent possible.



## **Accomplishments Throughout the Years**

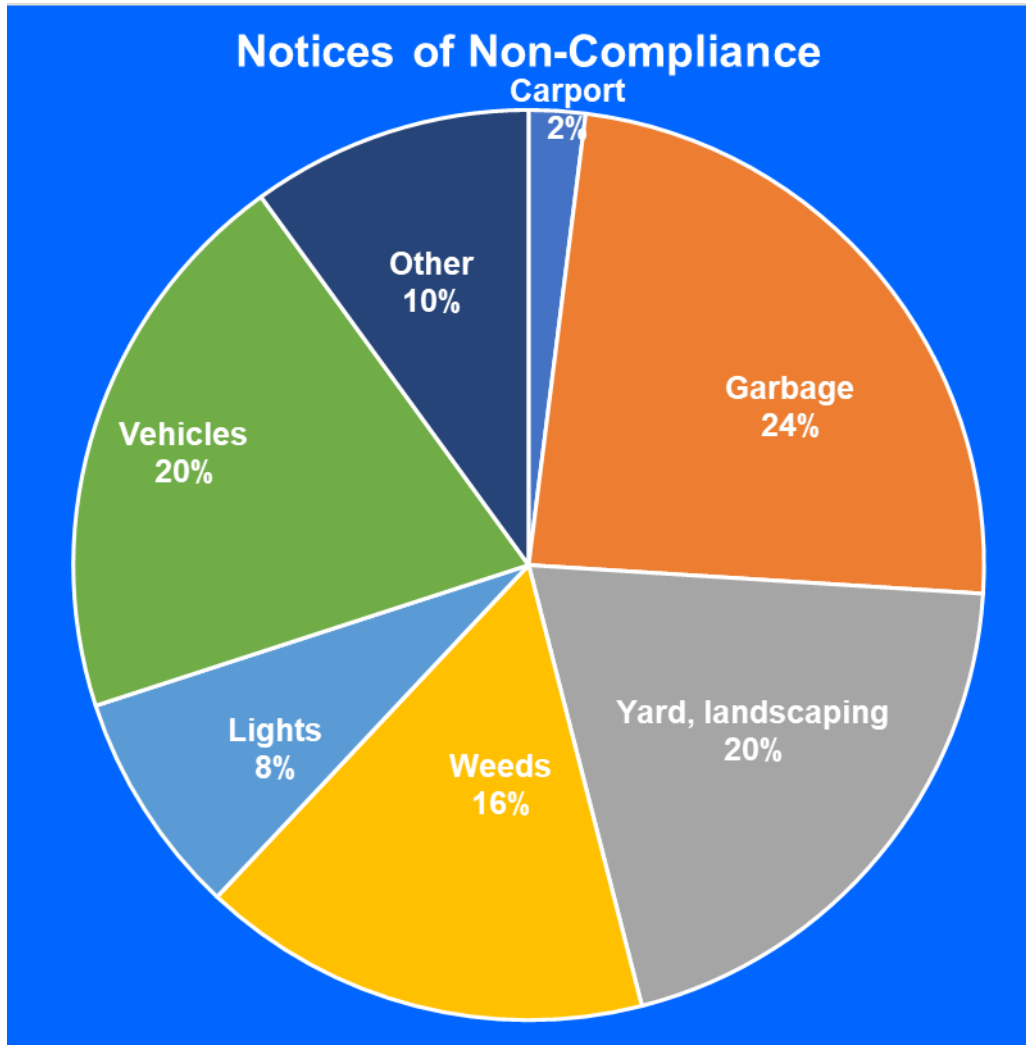
It is also beneficial to look at the positive trends for the HOA over the past several years. These include:

1. More aggressive Reserves savings. In 2012, the Board of Directors moved that the HOA needed to aggressively put money into reserves to avoid any special assessments for repair or replacement of the HOA amenities.
  - From 2003-2011, approximately \$127,500.00 had been placed into reserves.
  - In the 9 years since, over \$312,500.00 has been put into reserves by the HOA.
2. In 2014, the Board did a reserve study. This reserve study has been reviewed and updated annually. This helps the Board of Directors more accurately predict and plan for large expenses. Having funds to pay for large expenses, keeps the HOA from charging any special assessments.
3. Water system turned over to city
  - This provided for a large savings to the HOA in that we no longer need to read each Lot's meter, the HOA will no longer be responsible for any major repairs)
4. Storm drains turned over to city
  - Again, the HOA will no longer have to pay for any repairs to the storm drains. Before they were turned over to the city, we had to repair a storm drain that was blocked, the cost to the HOA was \$3600.00 and had to be done on an emergency basis)
5. Street Sweeping turned over to city. Big savings to the HOA.
6. Reserve Study done and reviewed annually (attached)
7. Streets have been seal coated, and the board has created a schedule that, if the HOA sticks to it will extend the life of our streets.
8. Seal coated the Basketball Courts.
9. The HOA enclosed the clubhouse grounds. This has proven to be effective in keeping people who do not live in the HOA (or who do not pay HOA assessments) from using HOA amenities.
10. The HOA Xeriscaped the area across from the clubhouse to save the HOA costs in maintenance.
11. The HOA is now a certified Firewise community.

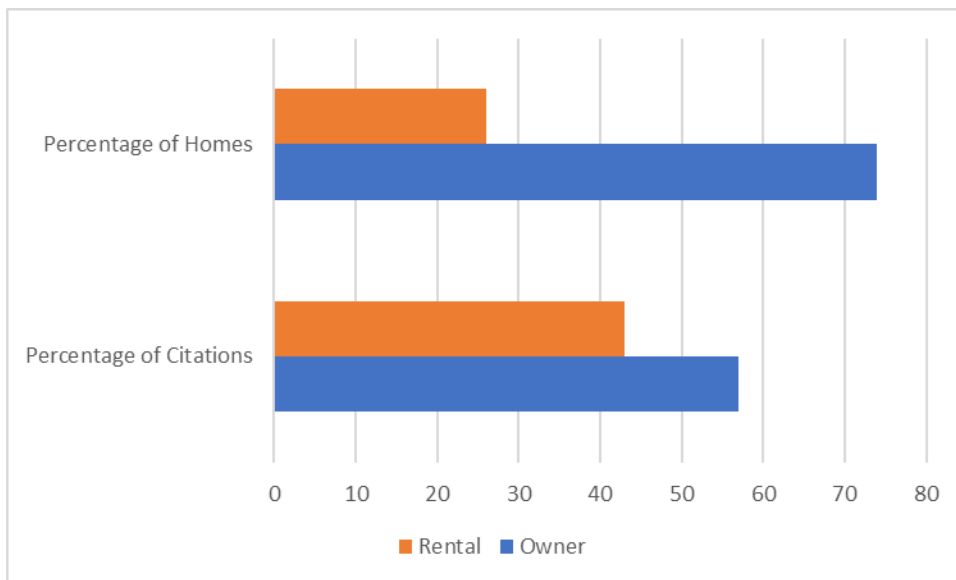


Non-Compliance Statistics for 2020

431 Notices Sent in 2020



\*Other: (Pet nuisances, holiday decorations, unapproved items, RV spaces, etc.)

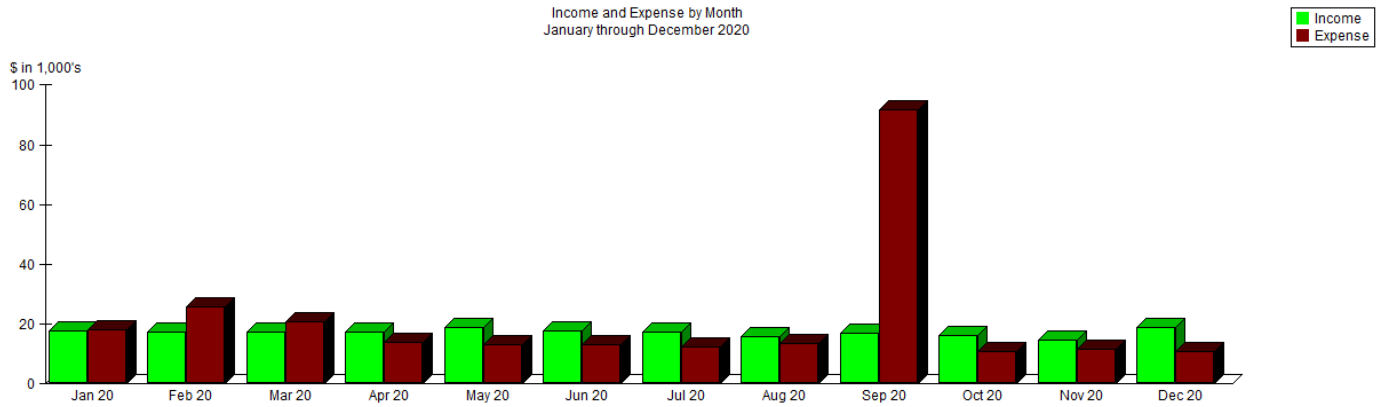


74% of homes are owner occupied. 57% of citations go to owner occupied homes

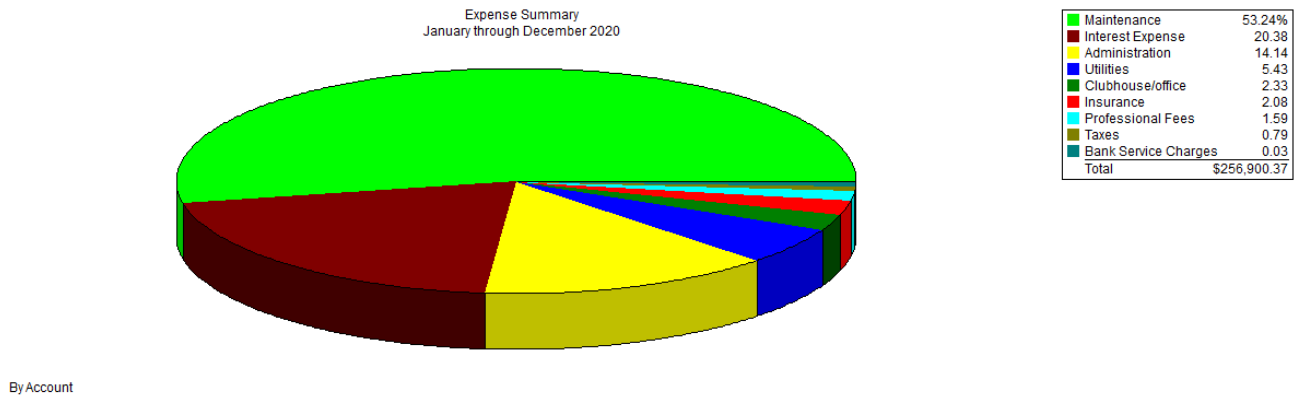
26% of homes are rentals. 43% of citations go to rental homes

# Income vs Expenses

## Income & Expenses by Month



## Expenses by Account



## Income by Account

