



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: January 20, 2021

Meeting called to order at 6:15 P.M. by Carol Rosenberg.

Board members present: Kay Harrison, Mike House, Megan McPherson, Paul Rydings, and Carol Rosenberg

Staff present: Carrie Andries

4 Guests present

Newly Elected Board Members:

1. Appoint newly elected Board Members to positions on the Board.
 - Reappoint Mike House to position of Secretary.
 - Appoint Kay Harrison to the position of Treasurer.

Old Business:

1. Before the end of 2020, the HOA has deposited \$15,000.00 into reserve account to try to catch up.
2. Carrie researched painting powder coated metal, and it seems to be difficult and costly.

Reports:

Financial Report: (Carrie)

1. Copies of Bank Statements in clubhouse office for review upon request.
2. Financial Reports
 - Approved all reports.
3. 90 days past due report/Accounts in collections
4. CD #5 matures 02/05/2021. Balance currently \$31,379.78. Move funds into Umpqua Money Market, into RCU Money Market, or open another CD?
 - Motion was made, 2nd and unanimously approved to deposit all funds from the CD into the Money Market Account at Rogue Credit Union.
5. Motion was made, 2nd and passed to have Kay Harrison, Treasurer added as a signer to the Umpqua Bank accounts
 6. Motion was made, 2nd and passed to have Kay Harrison, Treasurer added as a signer to the Rogue Credit Union accounts

Manager's Report: (Carrie)

1. CC&Rs Report
 - a. Sidewalk repairs are due 03/31/2021. Any consideration for COVID-19?
 - b. Recommendations about notices/fines sidewalks
 - The board agreed the deadline for repairs should be maintained. If requests come to delay because of COVID-19 issues, waivers will be considered.
2. COVID-19 Update
 - a. If Jackson County is in Extreme Risk category, office is closed to the public.
 - b. Clubhouse is still unavailable to rent for parties.

New Business:

1. Gebhard Road
 - The board voted to commit \$1,000 to the cleanup of Gebhard frontage. When we get a bid for placing rock in this area to keep it stable and clean, we will vote by email to accept or decline that bid.
 - The board decided to wait until Gebhard Road is developed to replace the wood fence with required concrete fence. The Board requested that this expense go on the Reserve Study.
2. Review/Approve 2021 Budget
The Board voted:
 - To approve \$4,000 for Gutters paint, etc. at storage building (from reserves)
 - To approve \$8,500 for the upgrades needed to improve the function and life of the pool filters/sanitation system. (from reserves)
 - To approve budgeting for the amount needed to provide pool monitors as we did last year for COVID-19 compliance in case the state guidance required monitors.
3. 2020 Reserve Study (attached)
 - Strong Reserve Funding
 - Reserves for road repairs paid every 5 years rather than full replacement all at once.
4. Per bylaws, Board needs to review limits on insurance coverage annually and increase at their discretion. Does the Board want to consider raising the HOA insurance coverage?
 - Carrie emailed insurance agent and confirmed the HOA is covered according to the provisions of the Bylaws.
5. Set Schedule for 2021 Board Meetings (usually 6:00pm 3rd Wed. every other month)
 - a. March 17, May 19, July 21, September 15 & November 17
 - Dates were agreeable to all.
6. Microsoft Teams (Paul)
 - We will play with the Teams program for a trial period.

Requests from Lot Owners

Resident on Evan to have fine for pool trespass waived.

- The board declined to reduce fines and damages resulting from this trespass. Carrie will send video of the incident to Robert for his review.

Resident on Hawk fine for sidewalk easement and speeding waived.

- The board waived the fine for sidewalk easement violation if Greg agrees to keep the sidewalk as clear as possible and within reason. The speeding fine will stand.

Resident on New Haven to have late fees waived.

- The board voted to waive late fees related to COVID-19 issues but wants to see an effort to make up delinquent dues with a payment plan.

Meeting adjourned at 7:15

Respectfully submitted,

Mike House, Secretary

Next Meeting: Wednesday, March 17, 2021 at 6:00pm in the clubhouse

2021 Reserve Study

| Long Term Replacement Item | Useful Life (yrs) | Remain-ing Life (yrs) | Notes | Replace-ment Cost (Today) | Reserves needed (Today) | Future Replace-ment Cost | Annual Contri-bution | Next Yr Contri-bution |
|---------------------------------------|-------------------|-----------------------|---|-----------------------------|-------------------------|--------------------------|----------------------|-----------------------|
| Replace Road Asphalt | 5 | 4 | Repair every 5 years as needed | \$ 34,000 | \$ 6,800 | \$ 38,865 | \$ 8,016 | \$ 7,262 |
| Crack Seal Road Asphalt | 5 | 4 | 2020 cost + inflation | \$ 47,000 | \$ 9,400 | \$ 53,725 | \$ 11,081 | \$ 10,039 |
| Playground | 20 | 1 | Online price x2 to account for installation | \$ 30,000 | \$ 28,500 | \$ 31,020 | \$ 2,520 | \$ 2,520 |
| Tennis Courts | 40 | 32 | | | | | | |
| Basketball Courts | 40 | 18 | 2017 est. + inflaiton | \$ 22,452 | \$ 12,349 | \$ 40,985 | \$ 1,591 | \$ 1,000 |
| Roofing & Gutters | 30 | 8 | 2017 est. + inflaiton | \$ 29,148 | \$ 21,375 | \$ 38,087 | \$ 2,089 | \$ 1,731 |
| Clubhouse Paint interior/exte | 10 | 9 | 2020 cost + inflation | \$ 13,131 | \$ 1,313 | \$ 17,741 | \$ 1,825 | \$ 1,402 |
| Clubhouse Carpet | 10 | 9 | 2020 cost + inflation | \$ 5,900 | \$ 590 | \$ 7,971 | \$ 820 | \$ 630 |
| Treat Storage Building Masonry | 10 | 1 | Estimate to complete 2021 | \$ 1,000 | \$ 900 | \$ 1,034 | \$ 134 | \$ 134 |
| Storage Building Gutters | 30 | 1 | Est to complete 2021 | \$ 5,000 | \$ 4,833 | \$ 5,170 | \$ 337 | \$ 337 |
| Pool Sealcoat & Equipment | 10 | 1 | 2012 cost + inflation | \$ 7,500 | \$ 6,750 | \$ 7,755 | \$ 1,005 | \$ 1,005 |
| Clubhouse HVAC | 20 | 1 | 2020 bid + inflation - replace when needed | \$ 16,027 | \$ 15,226 | \$ 16,572 | \$ 1,346 | \$ 1,346 |
| Clubhouse Bathrooms | 20 | 4 | 2017 est. + inflaiton | \$ 5,452 | \$ 4,362 | \$ 6,232 | \$ 468 | \$ 430 |
| Siding | 20 | 19 | 2020 cost + inflation (including estimate for siding not completed) | \$ 28,000 | \$ 1,400 | \$ 52,850 | \$ 2,708 | \$ 1,495 |
| Totals | | | | \$ 244,610 | \$ 113,797 | \$ 318,008 | \$ 33,941 | \$ 29,333 |
| Replacement Cost Inflation Rate 3.40% | | | | Reserves on hand \$ 258,120 | | Funded 227% | | |

Reserves Needed is the fraction of useful life spent times today's cost, i.e. what's needed for 100% funding.

Annual Contribution is the future cost minus today's cost divided equally for the years remaining.

(Because Annual Contribution doesn't inflate the contributions, it grossly overestimates what's needed for full funding.)

Next Year Contribution is the difference between Today's Cost and Next Year's Cost to stay 100% funded.