

**HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**AGENDA**

**Date of Meeting:** July 19, 2022

**Time:** From 6:00 pm to 7:30 pm

**Location:** Zoom only

Topic: Hidden Valley Village Board of Directors Meeting

Time: Jul 19, 2022 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86142573165?pwd=RC9zd0ZPMWNHMG56Y1ZkbktRVGw1QT09>

Meeting ID: 861 4257 3165

Passcode: 424884

Hidden Valley Office: 760 934-7303 Email: [manager@hiddenvalleymammoth.com](mailto:manager@hiddenvalleymammoth.com)

**1. General (25 minutes)**

- A. Call to order by President: Tony Cole
- B. Roll call. Record Board Members, Management, owners and guests.
- C. Announcements/Orders of the day/Items discussed in Executive Sessions:
- D. Changes to order of agenda, recusals, and requests to remove items from consent agenda to be discussed during meeting.
- E. Homeowner Forum: 15 minutes (*Comments on Agenda Items or Non-Agenda Items*).  
*\*\*\*Homeowners are also encouraged to submit comments and suggestions to the board via email at [bod@hiddenvalleymammoth.com](mailto:bod@hiddenvalleymammoth.com)*

**2. Consent Agenda Items (5 min):**

- A. Approval of Minutes for May 17, 2022 Regular Board Meeting
- B. Management Report and project/item updates and related property matters.
- C. Ratification of Treasurer's Report
  - a. Financial Review data for April, May, June, 2022
  - b. Mid-year Report
- D. Ratification of Board approvals of Work Requests
- E. Proposed Form letter for submission to owners who are at least 60 days past due on common area fees.
- F. Proposed Draft Cover letter and documentation for all owners vote to change the CC&R's to allow two pets for owners and long term renters with a year lease.
- G. Proposed Draft Change for Pet rule to restate 48 hours' notice to "at time of booking and before arrival"

### **3. Standing Committee Reports:**

- a. Architectural Committee
- b. Rules Enforcement Committee
  - i. Board Approval of warning letters and/or fines: 1) owner of unit failed to accurately notify management of unit occupancy or provide service dog information for a Short-Term Rental 2) owner of unit failed to provide required notification of occupancy for short term rental units
  - ii. Report, discussion, and possible action for units with structural changes.

### **4. Old Business**

- a. Discussion and possible action on demand by Matt Desario and Kinoka Ogsbury to submit Pet Rule reversal to an all owner vote.
- b. Discussion and possible action for change to pet rule section 3.1-c to restate 48 hours notice to “at time of booking and” before arrival...
- c. Discussion of possible change in scope of re-roofing-cost and impact on the reserve study.

### **5. New Business**

- a. Management items to be discussed by the Board: Lower Jacuzzi operation, owner notification of unit occupancy, maintenance items that are over \$2,000 and reserve fund item, Upper spa pump
- b. Preparation of 2023 Budget
- c. Annual Fall Chimney Servicing / Cleaning - 2/bids
- d. Protocols for document management and sharing - agenda, minutes, treasurer report.
- e. Clarification of protocol and communication regarding emergency repairs exceeding \$2K.

### **6. Announcements: Future Meeting Dates:**

September 27, 2022 6:00 PM

November 12, 2022 9:00 AM

Annual Meeting November 12, 2022 2:00 PM

### **7. Adjournment**

## **HIDDEN VALLEY VILLAGE HOA**

### **EXECUTIVE SESSION AGENDA**

**NOTE TO MEMBERS:** This meeting is closed to the membership per Civil Code §4935.

**Date:** July 19, 2022

**Time:** 7:30 or Immediately following Regular Meeting.

**Location Hidden Valley Office (zoom only)**

Join Zoom Meeting

<https://us06web.zoom.us/j/86142573165?pwd=RC9zd0ZPMWNHMG56Y1ZkbktRVGw1QT09>

Meeting ID: 861 4257 3165

Passcode: 424884

Hidden Valley Office: 760 934-7303 Email: [manager@hiddenvalleymammoth.com](mailto:manager@hiddenvalleymammoth.com)

1. Rule violations review and Action
2. Disciplinary hearings
3. Warnings and fines
4. Individual unit owner issues
5. Management personnel issues
6. Review of Contract Proposals

## **CONSENT AGENDA FOR JULY 19, 2022 HOA BOARD MEETING**

### **A) Approval of Minutes for May 17, 2022 Regular Board Meeting and June 2, 2022 Special Board Meeting (also posted on website)**

#### **a) May 17, 2022 meeting**

**HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**Minutes**

**Date of Meeting:** May 17, 2022

**Time:** From 6:00 pm to 7:45 pm

**Location:** Hidden Valley Manager's Office via zoom

HVV is inviting you to a scheduled Zoom meeting.

**Topic:** Hidden Valley Village Board of Directors Regular Meeting

**Time:** May, 17 2022, 06:00 PM Pacific Time (US and Canada)

<https://us06web.zoom.us/j/84249692867?pwd=TmRjMGRIS2pubFRPOUNzTnlrTC9GUT09>

**Meeting ID:** 842 4969 2867

**Passcode:** 869537

**Hidden Valley Office:** 760 934-7303 Email: [manager@hiddenvalleymammoth.com](mailto:manager@hiddenvalleymammoth.com)

#### **1. General (45 minutes)**

- A. Call to order by President: Frank Ohrmund called the meeting
- B. Roll call. Record Board Members, Management, owners, and guests, present
  - a. Guest: Mike Freeman, roofing company
  - b. Owners: Steve Latshaw, Chris Coseglia, Ana and Troy Gromis, Tony and Diane Cole
  - c. Board: Ruth Wheeler, Frank Ohrmund, Debi Bell, Debra Martin, Jim Murphy, Niki Yoblonski
  - d. Management: Karen and Curt
- C. Announcements/Orders of the day/Items discussed in Executive Sessions:None
- D. Freeman Roofing - Mike Freeman will address all questions regarding HVV roof repairs / chimney chases / possible future new roofing.

Mike Freeman attended and answered questions, including the following:

- a. Pricing provided includes at least an 8" flashing that will be tied into existing roofing. Feels it would alleviate most of the leaking.
  - b. Warranty for this work is 4 years.
  - c. Metal roofing would be a good idea on back sides of buildings or other parts where roofs don't shed into walkways.
  - d. Mike indicated that our roofs are still in good shape overall and not that old. Should have about 10 years left.
  - e. Mike indicated that when we do replace the roof in the future, the new work on the chimney chases may not need to be redone, depending on condition at the time.
- E. Changes to order of agenda and recusals.

- a. All items from consent agenda were removed to regular items because we were not able to get all support posted to the website four days in advance of the meeting for owner review.
  - b. The Board discussed agenda item 6 a. first, following on the discussion with Mike Freeman.
- F. Homeowner Forum: 15 minutes (*Comments on Agenda Items or Non-Agenda Items*).  
*\*\*\*Homeowners are also encouraged to submit comments and suggestions to the board via email at [bod@hiddenvalleymammoth.com](mailto:bod@hiddenvalleymammoth.com)*
- a. Steve Latshaw shared that he would be very supportive and appreciative of the consideration to allow owners to have more than one pet. No other owners had anything to share.

## 2. Consent Agenda Items (5 min):

- A. **Approval of Minutes** from May 4, 2022 Special Board Meeting
  - a. **MOTION:** Frank moved and Jim seconded the approval of the minutes from the last meeting, with the correction of the file name posted online.
- B. **Management Report** and project/item updates and related property matters.
  - a. **MOTION:** Frank moved, and Jim seconded to approve the management report. All were in favor.
- C. **Board adoption of Updated Operating Rule III. Pets**, as submitted to owners for a 30-day review.
  - a. **MOTION:** Ruth moved to adopt the updated operating rule III Pets as submitted to owners for a 30-day review. Debra seconded, all were in favor.
- D. **Ratification of work requests** approved by Board between meetings.
  - a. The Work Request for Unit #15 for floor underlayment installation has been completed. The underlayment used was approved by the Architectural Committee and the installation has been approved by management.
  - b. **MOTION:** Niki moved that the work request submitted on 2/24/2021 for unit 15 for floor underlayment installation be ratified by the board. Jim seconded and all were in favor.

## 3. Treasurer's Report (10 min)

- A. Ratification of First Quarter Report
- B. Ratification of Financial Review data for March 2022
- C. Approval to Use Reserve Study Tracking Spreadsheet
  - a. **MOTION:** Ruth moved to ratify the 2022 First Quarter Treasurer's Report, Reserve Fund Tracking spreadsheet and Financial Review data for March 2022 as required by CA Civil Code 5500 and Posted on the Hidden Valley Mammoth website. Jim seconded all were in favor.
- D. Discussion and decision on CD Options
  - a. **MOTION:** Ruth moved that when two \$100,000 CD's mature on June 9, 2022 authorize Butner HOA services to direct Alliance Bank to roll the CD's into another 3 month CD using the CDARS program. Frank seconded and all were in favor.

## 4. Standing Committee Reports

**A. Rules Enforcement Committee (5 min)**

- a. Board Discussion and possible action on removal of common area privileges for owners who are 60 days past due for fine payments and HOA dues.
  - The Board discussed what could be done to address homeowners that are not paying their dues or fines.
  - **MOTION:** Ruth moved to suspend common area use of Pool/Jacuzzi and laundry facilities for unit owners who are 60 days past due with their HOA dues, assessments, and/or Fines. Debra seconded and all were in favor.

**5. Old Business**

**A. Board adoption of Updated Operating Rule III. Pets, as submitted to owners for a 30-day review. (2 min)**

- a. Discussed in 2C. above.

**B. Discussion and possible action on replacement of lower jacuzzi tub and concrete deck project. (10 min)**

- a. Frank provided an update on his conversations with the mono county health department (MCHD) and the TOML building department. The building department confirmed we were not required to make any ADA upgrades and that we need only work with the MCHD.
- b. Frank added that his conversations are progressing with MCHD toward approval of the replacement tub.
- c. The board discussed the two options, which are resurface and revive the current spa or replace with a new spa. In either option, the concrete needs to be removed and replaced.
- d. The Board agreed that it would have an additional special meeting once Frank obtains the health department decision of the new spa approval and can provide the Board with a full plan for that installation and pricing estimate.
- e. **MOTION:** Frank moved, and Ruth seconded to direct management to move forward with getting a bit for the concrete removal. All were in favor.
- f. **MOTION:** Jim moved that if the new tub option can be done with a bonded contractor responsible for installation, for an all in cost of less than \$40,000, then the Board authorizes moving forward with the new option, otherwise the Board authorizes moving forward with the refurbishment option. Debra seconded and all were in favor.

**6. New Business**

**A. Discussion and possible action on change of scope for chimney chase rebuilds to address chases that had leaks this year due to ice dams. (20 min)**

- a. The board discussed options regarding fixing the chimney chases only now vs doing the whole roof at the same time where any chase needs to be replaced.
- b. **MOTION:** Ruth moved to approve repair of the chimney chases on buildings C (east side), D (west side), F (north side), and K (north side). Debra seconded. Frank and Niki opposed, and all others were in favor. Motion passes 4-2.
- c. **MOTION:** Debra moved that the board research the reserve study and come back with 3 options for approaches and timing for replacing roofs and how that may tie into future leaks. Study to consider roof material and cricket design options.

- B. Discussion and possible action regarding CC&R change to allow homeowners multiple pets rather than the 1 pet limit. **(5 min)**
  - a. **MOTION:** Ruth moved to make a single change to the CC&R pet rule to allow homeowners to have up to 2 pets in their unit and submit the proposed change to homeowners with the November Annual meeting packet. Debra seconded and all were in favor.
- C. Discussion and possible action regarding increase in cost for the electrical panel for the pool building. **(5 min)**
  - a. **MOTION:** Frank moved to approve the actual bid price of \$7,000 for the electrical panel for the pool building. Debra seconded and all were in favor.

**7. Announcements:** Future Meeting Dates:

July 19, 2022 6:00 PM  
September 27, 2022 6:00 PM  
November 12, 2022 9:00 AM  
Annual Meeting November 12, 2022 2:00 PM

**8. Adjournment** Frank moved to adjourn the regular meeting at 8:27pm, Jim seconded and all were in favor.

**HIDDEN VALLEY VILLAGE HOA**

**EXECUTIVE SESSION AGENDA**

**NOTE TO MEMBERS:** This meeting is closed to the membership per Civil Code §4935.

**Date:** May 17, 2022

**Time:** 7:45 or Immediately following Regular Meeting.

**Location** Hidden Valley Office (zoom only)

1. Rule violations review and action
2. Disciplinary hearings
3. Warnings and fines
4. Individual unit owner issues
5. Management contract, compensation, or performance matters
6. Review of contract proposals

**b) June 2, 2022 meeting**

**HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION**

**Board of Directors Special Meeting**

**Minutes**

**Date of Meeting:** Thursday, June 2, 2022

**Time:** From 6:30 pm to 7:45 pm

**Location:** Zoom only

**Topic:** Hidden Valley Village Board of Directors Special Meeting

**Time:** June, 2 2022 6:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83648464159?pwd=L3hoOE9jdWpEelhDajNISmw0L3cvQT09>

Meeting ID: 836 4846 4159

Passcode: 020639

Hidden Valley Office: 760 934-7303 Email: [manager@hiddenvalleymammoth.com](mailto:manager@hiddenvalleymammoth.com)

## 9. General

- G. Call to order by President: Vice President Jim Murphy called to order 6:36 pm.
- H. Roll call. Record Board Members, Management, owners, and guests, present
  - a. Board: Tricia, Jim, Debra Niki, Debi, Ruth
  - b. Owners: Laura and Mike Tukinoff
  - c. Management
- I. Announcements: Resignation of Board Member Frank Ohrmund, effective May 27, 2022
- J. Items discussed in Executive Session on May 17, 2022: follow up on 2 units that have not acted on post removals, 1 warning letter sent to owner for pet in STR unit, possibility of hearings to remove common area privileges for unit owners who are 60 days past due with fine and/or common area payments, management bonus.
- K. Board Vote to fill Vacant Board Seats,  
**Motion:** Ruth moved and Debra seconded to appoint Tricia Gomez-Luzio to Frank Ohrmund's term which expires in November 2023. All were in favor.  
**Motion:** Ruth moved and Debra seconded to appoint Tony Cole to Tricia Gomez-Luzio's term which expires in November 2022. All were in favor.
- L. Selection of President by the Board  
**Motion:** Ruth moved and Tricia seconded to select Tony Cole to be President of the Board. All were in favor.
- M. Changes to order of agenda and recusals. None.

## 10. Discussion and Possible Action Lower Jacuzzi

Ruth reported on the status of the committee researching the replacement of the lower spa and deck. She also shared that the company that provided a bid to resurface withdrew their bid. The Board directed Management to reach out to them to determine why they withdrew and if they could still do it this year. If not, can they do it next year and would they give us a quote for next year if we commit.

**Motion:** Debra moved and Ruth seconded that we pursue the hot tub resurfacing option and replacement of the concrete deck, as well as substructure repairs. All were in favor.

**Motion:** Debra moved and Ruth seconded to direct management to contact Richard Deitz, to request reinstating the bid to resurface the tub this year, or next year if already booked this year. All were in favor.

**Motion:** Debra moved that the Board authorize spending up to the budgeted \$70,000 for the entire project as stated in the prior motion. Ruth seconded. All were in favor.

**Motion:** Jim moved that Management finalize the two bids for the replacement of the hot tub option if the resurfacing option will not be available this year or next year. Tricia seconded. All were in favor.



- 11. Approval** of increase in Scope of the Chimney Chase Repairs to include 5 Chase replacements rather than 4 replacements. Total Cost not to exceed \$15,000.

**Motion:** Increase the scope of the Freeman Chase repairs to include 2 chases on the North side of building F rather than just one. For a total of 5 chase replacements this year. Cost for all 5 chases not to exceed \$15,000. Tony seconded. All were in favor.

- 12. Homeowner Forum:** 15 minutes

*\*\*\*Homeowners are encouraged to submit comments and suggestions to the board via email at [bod@hiddenvalleymammoth.com](mailto:bod@hiddenvalleymammoth.com)*

Tricia suggested management look into upgrading the laundry machines to be ones that take credit cards. Management indicated the laundry vendor was asked and won't do that as the volume is not sufficient.

- 13. Discussion and Possible action on Demand By Owners Matt Desario and Kinoka Ogsbury to** Reverse the newly adopted Rule III, Pets

The board discussed the concerns expressed by Matt and Kinoka in their letter and emails. Jim offered to reach out to Matt to discuss further and see if he still wants to pursue the reversal after their discussion. The Board and Management also clarified that no one with a service animal would be turned away. If there were a last minute rental, the owner should submit the form right away, before the renter arrives, along with something showing that it was booked within the 48 hours in order to avoid a possible fine.

- 14. Announcements:** Future Meeting Dates:

July 19, 2022 6:00 PM

September 27, 2022 6:00 PM

November 12, 2022 9:00 AM

Annual Meeting November 12, 2022 2:00 PM

- 5. Adjournment** Jim moved to adjourn the meeting at 7:52 pm. Tricia seconded and all were in favor.

#### **HIDDEN VALLEY VILLAGE HOA**

#### **EXECUTIVE SESSION AGENDA**

**NOTE TO MEMBERS:** This meeting is closed to the membership per Civil Code §4935.

**Date:** May 17, 2022

**Time:** 7:45 or immediately following Regular Meeting.

**Location Hidden Valley Office (zoom only)**

7. Review of contract proposals
2. Personnel Issues
3. Review of owners who are past due with outstanding Fines

#### **Attachment to Special Agenda: Report on Jacuzzi**

The directive that the Board made at the May 17 meeting was to proceed working with management and the vendors to purchase and contract the installation of a new spa tub, provided the cost did not exceed \$40,000. This Report is an attempt to evaluate cost and options regarding the purchase, delivery, and installation,

The resurfacing bid presented by Aqua Creations has been withdrawn by the company. The company sighted the following reasons for withdrawing: "There are unknown issues regarding the deck thickness and finding a coping stone to properly interface with the new deck and existing spa" Structural engineering of the sub structure was a concern.

Here is a list of the Data that we have regarding the purchase and installation of a new spa. and the data that we still need.

**New Spa from Coast Spas, model 814 C from B.,C, Canada:**

Cost: Tub cost is \$13,000-\$14,000, Shipping \$4,000 (If we can find a truck that will come to Mammoth) unknowns are: Contractor Costs. These would include: structural prep for new deck hole to fit the tub, getting the tub into the hole, plumbing to accommodate second drain and hook to heaters, filters etc., electrical hookups, and possible tile work on top edge of tub

What we get:

- 3 year warranty on tub, 1 year warranty on leaks, 3 month warranty on painted lines on steps and seat
- 2 Skimmers built into the tub
- New and up to date tub that is about 1 foot longer than the one we have now with jets.
- Code compliance of tub with Mono health department has been Okayed.
- Compatibility of current mechanical items (pump, filter, heater etc.) is OK.

**What we need and what we are doing to get information:**

- **Shipping cost and time frame:** Rough Estimate of \$4,000. There could be difficulty with finding a truck and driver willing to come to Mammoth. The tub would have to be offloaded in town or Bishop/Reno and transported to Hidden Valley. Date of Shipment unknown at this time.
- **Additional contracted costs:** At this time we have two contractors who should be able to give us ballpark bids on installation and subcontracted work.
- **Suggested scope of services:**

-Must be a licensed and Bonded Contractor

-Prep underneath the building for the dimensions of the new Jacuzzi tub.

-Get the Tub off the truck and into the prepped hole. Contractor must evaluate our site and look at the site plan that Niki and Frank put together.

-Hook up drainage system for the double drain and the deck drains

-Hook up all water and air lines from the tub to the pump room.

-Install all electrical needs

-Install Tile around the upper edge of the tub. (may be able to omit this)

-All required permits an inspections

\*\*\*Contractor Evaluations and acceptance of Bids and contractor proposals can be done in Executive Session after the meeting.

## B) Management Report

### HIDDEN VALLEY MANAGER REPORT

MAY & JUNE 2022 (as of to include up to July 12<sup>th</sup>, 2022)

IN ADDITION TO MANAGEMENT DAILY DUTIES:

-NEW FRONT DOORS – EASTERN SIERRA DOOR COMPANY

TOTAL OF 8/DOORS TO BE INSTALLED BY LATE FALL.

DOORS INSTALLED AND COMPLETED: UNITS W/COMPLETED INSTALL – EXTERIOR PAINTED BY MANAGEMENT – REINSTALL OF UNIT NUMBERS & DOOR LOCK KEYED TO HVV MASTER KEY BY MAMMOTH LOCK & KEY. COMPLETED UNITS: #125 / #41 / #45. MANAGEMENT WILL CONTINUE TO COORDINATE WITH HOMEOWNERS AND NIGHTLY RENTALS TO HAVE COMPLETED BY FALL.

-PARKING LOT / DRIVEWAY SLURRY SEAL COAT – BLACK GOLD ASPHALT. A BIT MORE CHALLENGING DUE TO NUMBER OF OCCUPIED UNITS & HAVING TO MOVE ALL VEHICLES TO CERTAIN LOCATIONS. WORK BEGAN JULY 11<sup>TH</sup> @ 7:00 A.M. AND COMPLETED THE FOLLOWING DAY JULY 12<sup>TH</sup>.

-POOL BUILDING ELECTRICAL PANEL BOX REPLACEMENT – 395 ELECTRICAL INC.

TAKING LONGER THAN EXPECTED – DUE TO SO. CAL. EDISON'S APPROVAL OF WORK.

395 HERE JUST YESTERDAY CHECKING ALL MEASUREMENTS OF THE EXISTING BOX – PLAN TO GET STARTED ON ALL HERE SHORTLY.

-COMPLEX SEWER LINE CLEAN OUTS – ANDERSON PLUMBING – BID FOR 12/BLDGS: \$6000 (APPROVED BY BOD'S). NO SCHEDULED DATE AT THIS TIME.

-LOWER SPA UPDATE TO INCLUDE NEW DECKING / SPA COPING / RESURFACE OF SPA TUB – LOCAL CONTRACTORS / AQUA CREATIONS & MAMMOTH SPA CREATIONS.

-MONO COUNTY ENVIRONMENTAL HEALTH / LOUIS MOLINA. IT WAS INDICATED THAT AN ADDITIONAL HANDRAIL / BAR NEED TO BE INSTALLED AT STEPS LEADING INTO THE SPA TO BECOME COMPLIANT.

SECOND BOTTOM DRAIN IS NOT NECESSARY IN THE BOTTOM OF THE TUB IF RESURFACING & NOT REPLACING. HIDDEN VALLEY COMMON AREAS (POOL / SPAS) HAVE "SAFETY SHUT OFFS" AND EMERGENCY EQUIPMENT SHUT OFFS IN EACH PUMP ROOM MAKING US COMPLIANT WITH THE HEALTH DEPT.

-TOWN OF MAMMOTH LAKES BUILDING DEPARTMENT. PERMIT PROCESS WAS APPROVED BY THE TOWN. HAD TO RESUBMIT DUE TO THE CHANGES MADE WITH THE TUB – STILL WAITING FOR FINAL. DO NOT ANTICIPATE THEY WILL CHANGE ANYTHING ON THEIR END.

-CHIMNEY CHASE REPLACEMENT – FREEMAN ROOFING. NO SCHEDULED DATE AT THIS TIME. MIKE FREEMAN INDICATED THAT ALL WORK WILL BE DONE BEFORE WINTER.

-UPCOMING FALL 2022 PROJECTS:

- ANNUAL CHIMNEY / FIREPLACE SERVICING & CLEANING

- CURRENTLY HAVE 54 WOOD BURNING FIREPLACES

- CURRENTLY HAVE 26 PELLET STOVES

- CURRENTLY HAVE 4 ALL ELECTRIC UNITS

- o ANGELO'S STOVE & CHIMNEY (SCHEDULED AFTER LABOR DAY)

\$45 / CHIMNEY SWEEP OF EACH CHIMNEY ON PROPERTY

\$100 / EXTRA SERVICING OF INDIVIDUAL PELLET STOVE CLEANS (SERVICE IS APPROVED BY HOMEOWNER THEN SCHEDULED FOR SAME DATE AS CHIMNEY SERVICING AND BILLED ON MONTHLY HOA STATEMENT SEPARATELY).

- o ALPINE STOVE & FIREPLACE (SCHEDULED AFTER LABOR DAY)

\$40 / CHIMNEY SWEEP OF EACH CHIMNEY ON PROPERTY

\$75 / EXTRA SERVICING OF INDIVIDUAL PELLET STOVE CLEANS (SERVICE IS APPROVED BY HOMEOWNER THEN SCHEDULED AND BILLED ON MONTHLY HOA STATEMENT SEPARATELY).

BOTH COMPANIES CHARGE AN EXTRA FEE IF WORK CANNOT BE PERFORMED ON DAY CHIMNEYS ARE SERVICED. FULL RATE WILL BE CHARGED.

VERY IMPORTANT THAT HVV MANAGEMENT RECEIVES ALL UNIT OCCUPANCY ARRIVAL / DEPARTURE DATES. MANAGEMENT WILL COORDINATE WITH ALL HOMEOWNERS / GUESTS OCCUPYING UNITS.

LETTERS VIA EMAIL WILL GO OUT TO EACH HOMEOWNER FROM THE HVV OFFICE PRIOR TO SCHEDULED WORK.

-ANNUAL MANDATORY INSPECTION OF ALL FIRE EXTINGUISHERS ON PROPERTY –

- o 2021 = PAID \$716.00 47/ONSITE EXTINGUISHERS.

- o AS OF THIS REPORT – HAVE CALLED & LEFT A MESSAGE REQUESTING 2022 RATES.

-ANNUAL INDIVIDUAL UNIT ELECTRIC FAN HEATER SERVICING & CLEANING.

WE LOST OUR HEATER SERVICING CONTRACTOR (MOVED OUT OF STATE). WE ARE PROACTIVELY LOOKING FOR ANOTHER CONTRACTOR TO PERFORM THE ANNUAL CLEANING OF HEATERS ON PROPERTY. AS OF THIS REPORT WE HAVE ENCOUNTERED EXTREMELY HIGH RATES AS HIGH AS \$9000! WILL CONTINUE THE PROCESS OF FINDING A DEPENDABLE CONTRACTOR.

## COMPLEX TRUCK –

HAD NEW WIRING WORK DONE TO ACCOMMODATE THE TRUCK SNOW PLOW AT THE COST OF \$120.00.

TRUCK IS RUNNING IN GOOD CONDITION – IS DUE HERE SHORTLY FOR AN OIL CHANGE AND INSPECTION.

## -COMPLETED:

HIDDEN VALLEY ENTRANCE SIGN – CLEANED AND SEALED WITH PRODUCT RECOMMENDED BY SIERRA SIGN COMPANY – PRODUCT PURCHASED FROM LOCAL MAMMOTH - ALPINE PAINT STORE.

-INSPECTION AT POOL & LOWER PUMP ROOMS – ALL EQUIPMENT “BACKFLOW” INSPECTION REQUIRED YEARLY BY MAMMOTH WATER DISTRICT. TEST WAS PERFORMED BY CERTIFIED PLUMBER A&D PLUMBING AND PASSED. BOTH PUMP ROOMS PASSED INSPECTION.

MONO COUNTY HEALTH DEPARTMENT - INSPECTION OF BOTH COMMON AREA POOL / SPA AREAS BY MONO COUNTY HEALTH DEPARTMENT. BOTH AREAS INSPECTED AND PASSED – CERTIFICATES ISSUED.

DEAD TREE ON PROPERTY – MANAGEMENT CUT AND REMOVED DEAD TREE AT EDGE OF PARKING LOT NEAR BLDG. “F.” WILL CONTINUE TO MONITOR TREES ON PROPERTY. DUE TO BARK BEETLE AND DROUGHT IN THE SIERRA.

-MAMMOTH LANDSCAPE COMPANY – MANAGEMENT CONTRACTED. CLEANUP THROUGHOUT THE COMPLEX INCLUDED BEHIND ALL HVV BUILDINGS INCLUDING LARGE SLOPE AREA BETWEEN BLDGS D & K FROM POOL FENCE TO PARKING LOT RETAINING WALL (CLEARED WITHIN PROPERTY LINE) REMOVED ALL DEAD LIMBS – PINE NEEDLES – DEBRIS (FIRE HAZARD) AND HAULED OFF PROPERTY.

## -POLICE 911 CALL MADE BY MANAGEMENT

AT APPROXIMATELY 3:00 A.M. MONDAY 6/20/2022

A VERY LOUD INTOXICATED MALE WAS OBSERVED TRYING TO ENTER UNIT #131.

911 CALL – TWO POLICE OFFICERS ARRIVED – OFFICERS QUESTIONED HIM AND LOADED HIM UP AND DROVE AWAY. THE FOLLOWING DAY AN OFFICER (OFFICER BRIAN MADERA) NOTIFIED THE HVV OFFICE AND CAME BY TO ASK AND ANSWER QUESTIONS. MANAGEMENT TOLD THE OFFICER THAT THE SIGN HAD BEEN REMOVED AND 3/WALKWAY SOLAR LIGHTS BROKEN ON PROPERTY. TURNED OUT THE MALE SUSPECT (TOURIST) WAS STAYING AT A COMPLEX ON MERIDIAN BLVD. NEAR OLD MAMMOTH ROAD. HAD BEEN AT THE BOWLING ALLEY (BEHIND VONS) – AND HOW HE LANDED AT HIDDEN VALLEY IS A MYSTERY! THE OFFICER DID TAKE A REPORT TO BE FILED WITH THE D.A.’S OFFICE IN HOPES THE MALE SUSPECT WILL PAY FOR DAMAGES. INCIDENT WAS REPORTED BY MLPD IN THE LOCAL POLICE BLOTTER IN THE MAMMOTH TIMES NEWSPAPER.

-911 CALL – MAMMOTH LAKES FIRE DEPARTMENT – CALL WAS MADE BY AN HVV HOMEOWNER AFTER DARK TO THE FIRE DEPARTMENT DURING THEIR STAY THE WEEK OF JULY 4<sup>TH</sup>.

HOMEOWNER OBSERVED A FIRE WITH WINDY CONDITIONS BELOW THE COMPLEX IN THE "WOOD SITE." MAMMOTH LAKES FIRE DEPARTMENT RESPONDED AND FIRE WAS EXTINGUISHED. THEATER GROUP WAS PERFORMING IN THE SITE – OPEN WOOD BURNING FIRES ARE NOT PERMISSIBLE WITHIN THE TOWN OF MAMMOTH LAKES. (THIS WAS BROUGHT TO MANagements ATTENTION THE FOLLOWING DAY).

-HVV ASSISTANT MANAGER

NEW ASSISTANT MANAGER HAS BEEN HIRED TO BEGIN HERE AT HVV THE END OF JULY.

JARED MAHLER WHO IS CURRENTLY EMPLOYED & WORKING AT THE DOUBLE EAGLE LODGE IN JUNE LAKE. BORN & RAISED IN MAMMOTH LAKES. ATTENDED COLLEGE IN MAMMOTH WHERE HE ACQUIRED & FULFILLED HIS E.M.T. TRAINING. PREVIOUSLY WORKED FOR MAMMOTH MOUNTAIN'S TAMARACK LODGE NORDIC CENTER. WORKED FOR HEAVENLY VALLEY SKI AREA & CAMP RICHARDSON MARINA WHILE ATTENDING COLLEGE IN SOUTH LAKE TAHOE.

IN MEANTIME C. HOUSE PROPERTY MANAGEMENT HAD UNIT THOROUGHLY CLEANED / REPAIRS MADE / PAINTED AND CARPET CLEANED.

-COMPLEX TRUCK –

HAD NEW WIRING WORK DONE TO ACCOMMODATE THE TRUCK SNOW PLOW AT THE COST OF

\$120.00.

-IMPORTANCE OF RECEIVING ARRIVAL / DEPARTURE DATES FROM INDIVIDUAL HOMEOWNERS  
=

ONCE MORE BRINGING THIS TO THE BOARDS ATTENTION. MANAGEMENT WILL BEGIN ISSUING "WARNING NOTICES" TO REPEAT HOMEOWNERS.

PERFECT EXAMPLE – JUST PRIOR TO RESURFACING OF THE PARKING LOT MANAGEMENT HAD TO REACH OUT TO CERTAIN HOMEOWNERS REQUESTING THEIR UPDATED ARRIVAL LIST. NEEDING TO KNOW WHO WAS OCCUPYING THEIR UNITS – DURATION OF GUESTS STAY IN ORDER TO COORDINATE REMOVING / RELOCATING OF VEHICLES TO ACCOMMODATE WORK AND PROVIDE IMPORTANT INFORMATION.

ANOTHER EXAMPLE – A LOCAL RESIDENT LIVING ON HIDDEN VALLEY ROAD DROVE AN ELDERLY GENTLEMAN TO THE HVV OFFICE AFTER FINDING HIM WONDERING AIMLESSLY. WHEN QUESTIONED HE KNEW HE WAS STAYING AT THE "CONDOS" BUT COULD NOT REMEMBER WHICH UNIT. HIS EXTENDED FAMILY HAD LEFT HIM UNATTENDED FOR A SHORT TIME AND HE WALKED OFF PROPERTY. MANAGEMENT WAS ABLE TO CONNECT THE "CONTACT" NAME GIVEN ON AN ARRIVAL LIST AND THE GENTLEMAN WAS REUNITED WITH HIS FAMILY.

CONTINUALLY HAVING TO REACH OUT TO OWNERS REQUESTING THEIR ARRIVAL INFORMATION REQUIRES UNNECESSARY EXTRA TIME SPENT.

EMERGENCY SITUATIONS HAPPEN.

LOCATED WITHIN CLOSE PROXIMITY TO THE VILLAGE AND DURING SUMMER MONTHS THE WOOD SITE AREA WE ENCOUNTER INTOXICATED INDIVIDUALS LOST IN OUR COMPLEX AND OR COMMON AREA. POLICE – FIRE DEPARTMENT AS WELL AS AMBULANCE SERVICE HAVE BEEN CALLED TO HIDDEN VALLEY.

WITH THE NUMBER OF FIRES IN CALIFORNIA AND SITTING IN EARTHQUAKE COUNTRY AND WITH UPCOMING SCHEDULING OF CONTRACTED WORK ON PROPERTY IT'S VERY IMPORTANT THAT MANAGEMENT BE PROVIDED ARRIVAL & CONTACT INFORMATION FOR EACH STAY.

### **-UNITS LISTED FOR SALE:**

Unit #45 Studio 1/bath = \$375000.00 – “SOLD” NOTIFIED BY BUTNER & ASSOC. ESCROW DUE TO CLOSE IN AUGUST.

Unit #109 1/bed 1/bath = \$529000.00 – LOWERED TO \$509000.00

Unit #15 Studio 1/bath = \$380000.00 – “SOLD” NOTIFIED BY BUTNER & ASSOC. ESCROW DUE TO CLOSE IN AUGUST

### **MAY 2022**

9 = RENTAL COMPANIES WHO WORK WITH THE HIDDEN VALLEY OFC ON REGULAR DAILY BASIS.

27 = LOCAL/MAMMOTH RENTAL COMPANY HIDDEN VALLEY SHORT TERM RENTAL UNITS.

26 = HOMEOWNER INDIVIDUAL SHORT TERM RENTAL UNITS (RENT OWN UNIT USING VRBO, AIRBNB, ETC.).

53 = TOTAL SHORT TERM NIGHTLY RENTAL UNITS.

125 = HOMEOWNER & OWNER GUEST NIGHTLY STAYS.

385 = NIGHTLY RENTAL UNIT STAYS (RENTAL COMPANIES, AIRBNB, VRBO, ETC.

510 = TOTAL = NIGHTLY UNIT STAYS FOR MAY 2022)

1 = UNIT KEYS ISSUED TO GUESTS THROUGH THE HVV OFFICE PER OWNER REQUEST.

5 = FULL TIME ON PROPERTY OCCUPIED (YEARLY RENTALS).

0 = FULL-TIME ON PROPERTY OWNER-OCCUPIED UNITS.

### **JUNE 2022**

9 = RENTAL COMPANIES WHO WORK WITH THE HIDDEN VALLEY OFC ON REGULAR DAILY BASIS.

26 = LOCAL/MAMMOTH RENTAL COMPANY HIDDEN VALLEY SHORT TERM RENTAL UNITS.

29 = HOMEOWNER INDIVIDUAL SHORT TERM RENTAL UNITS (RENT OWN UNIT USING VRBO, AIRBNB, others).

55 = TOTAL SHORT TERM NIGHTLY RENTAL UNITS.

161 = HOMEOWNER & OWNER GUEST NIGHTLY STAYS.

571 = NIGHTLY RENTAL UNIT STAYS (RENTAL COMPANIES, AIRBNB, VRBO, others).

732 = TOTAL = NIGHTLY UNIT STAYS FOR JUNE 2022)

2 = UNIT KEYS ISSUED TO GUESTS THROUGH THE HVV OFFICE PER OWNER REQUEST.

5 = FULL TIME ON PROPERTY OCCUPIED (YEARLY RENTALS).

0 = FULL-TIME ON PROPERTY OWNER-OCCUPIED UNITS.

**C) Ratification of Treasurers Reports for April and May:**

- a. The Board has ratified the Treasurer's Review data for April, May, and June 2022 as posted on the website: [hiddenvalleymammoth.com](http://hiddenvalleymammoth.com)
- b. Mid-year Treasurer's report

**As of June 30, 2022:**

**Operating Fund:** We are running a \$27,578 surplus as of the end of June. However, we are running significant over budget projections for the following line items: Propane, Buildings, Pool/Jacuzzi, and Truck (you can look at these numbers on the Treasurers Review under the Operating Fund line items). These over budget projections are primarily due to increased costs of fuel. We have two "big ticket items" coming up for the Building Line item which are: Chimney sweeping, and heater servicing. The very good news is that we have \$29,124 remaining in the snow removal line to pay for the months of November and December. This is a credit to management for keeping snow removal costs at a minimum even though we had to pay for roof shoveling this year. The snow removal surplus should balance out overages in the Buildings and Utilities lines. Use of contingency funds does not look like it will be necessary at this time.

**Reserve Fund:** Many invoices and bills for this summer's reserve projects have not been received yet, so the reserve fund numbers look overly generous at this point. The Board opted to move the \$70,000 lower Jacuzzi project up to this summer rather than 2026. These expenses will not significantly decrease the reserve funds, because they are funds that we will not be spending in 2026. The Lower Jacuzzi and concrete deck line items will show up on the Financial Summary when we begin to receive the invoices for these expenses. The upper spa pump failed in July 2022. It was scheduled for replacement in 2023 The budgeted amount in the reserve study is \$3,502 for 2023 and it is looking like the actual cost will be under \$2,500. Overall, we are staying within the Reserve budget



Delinquent Assessments Receivable: There is one owner past due for monthly fees, three unpaid fines, two late fees, and one miscellaneous charge to owners for a total of \$1,632. These fines and unpaid fees create an accounting expense. They are a hassle for everyone. The HOA does not wish to impose a financial hardship on any owner. However, allowing some owners to become delinquents is unfair and prejudicial to the other owners. Owners may pay fees online by accessing the Butner Portal at <https://portal.butnerhoaservices.com> or a check made out to Hidden Valley Village HOA may be mailed to:

Butner Homeowner Association Services

P.O. Box 1999

Mammoth Lakes, CA 93546

## **D) Ratification of Board Approvals of Work Requests**

The following work requests were approved by the Architectural Committee and Board via email. Installation has been completed and approved by management, and copies of permits have been received.

- Unit 8 - window installation
- Unit 16 - pellet stove insert

**E) Proposed Form letter for submission to owners who are at least 60 days past due on common area fees**

Hidden Valley Letterhead Here

Hidden Valley Village Condominiums  
[REDACTED]

DATE:

FROM: Hidden Valley Board of Directors  
153 Lake Mary Road  
PO Box 9151  
Mammoth Lakes, CA 93546

TO: Unit Owner Name and Unit Number  
Street Mailing Address  
City, State, zip code

Re: Suspension of common area amenities for owner and all guests and renters of unit [REDACTED] for delinquent payment of fines and or assessments. Notification of Hearing

Correction(s) Required: Payment of 60 days past due fine or assessment in the amount of: [REDACTED]

Dear (Owner Name)

As you know, members of the association are subject to restrictions found in the governing documents. The documents also describe the board's responsibilities. One such responsibility is the enforcement of the governing documents. Sometimes this requires the imposition of warnings, fines and penalties against those who violate the association's restrictions. The board always regrets taking such measures and would prefer to minimize them whenever possible.

On (DATE of Warning letter to Levy fine, or 15 day letter for Monthly dues) You were assessed a fine of \$(amount of fine). Payment of this fine is now more than 60 days past due. Prompt payment of Assessments by all owners is critical to the financial health of the Association and the enhancement of the property values of our homes. The Board of Directors takes very seriously its obligation under the CC&Rs and the California Civil Code to enforce the members' obligation to pay all fines and assessments.

You may pay your fee on line by accessing the Butner Portal at <https://portal.butnerhoaservices.com> or a check made out to Hidden Valley Village HOA may be mailed to:

Butner Homeowner Association Services  
P.O. Box 1999  
Mammoth Lakes, CA 93546

If the fine is not received prior to the Hidden Valley Board meeting scheduled for **(date of next board meeting that is at least 15 days in the future)**. In accordance with section 5.2-C of the CC&Rs and Section I, General Enforcement of Governing Documents of the HVVOA Rules Regulations, Policies and Procedures the Board will consider a 30 day suspension of the use of the common area facilities for the owners, guests, and tenants using your Hidden Valley Unit **\_\_\_\_\_**. For your convenience, to research the governing documents of the Association, you can access all documents from the Hidden Valley Village website: <https://www.hiddenvalleymammoth.com>

The Board of Directors recognizes that oversights occur and challenges come up. The Association's Board of Directors does not wish to impose a financial hardship on any owner. However, allowing some owners to become delinquent is unfair and prejudicial to the other owners. We encourage you to contact the Board via email at [BOD@HiddenValleyMammoth](mailto:BOD@HiddenValleyMammoth) for questions about this notice or to request an extension of time if one is needed. We understand the importance of working together and appreciate your cooperation in this matter.

Accordingly, a hearing has been set so that you may have an opportunity to appear before the board to discuss the matter and/or contest the evidence as required by California Civil Code 5855. You may appear in person or submit a written response. The hearing will be held in an executive session meeting following the open board meeting as indicated below:

Date: \_\_\_\_\_

Time: \_\_\_\_\_

Location: Hidden Valley Office attendance in person or via zoom

Zoom Information:

Topic: Hearing for failure to pay a delinquent fine or assessment and consideration of suspension of the use of the common area facilities

Time: \_\_\_\_\_

Join Zoom Meeting

<https://-----> \_\_\_\_\_

Meeting ID: \_\_\_\_\_

Passcode: \_\_\_\_\_

Sincerely,

Hidden Valley Board of Directors, Tony Cole, Jim Murphy, Debra Martin, Ruth Wheeler, Debi Bell, Tricia Gomez-Luzio, and Niki Yoblonski.

**F) Proposed Draft Cover letter and documentation for all owners vote to change the CC&R's to allow two pets for owners and long term renters with a year lease.**

An amendment to the HVVOA CC&Rs section 7.6 Animals. Is being submitted to the ownership for a vote. The decision to submit this amendment to the ownership for a vote was passed at the May 17, 2022, Regular board meeting with a 7-0 Yes vote.

An Amendment to the CC&Rs can only be accomplished by the affirmative vote of members representing a majority of the voting power of the association (43 yes votes) Please submit your vote using the enclosed ballot.

This Change in the CC&Rs will allow owners and tenants under a lease with a term of at least **one year** to have up to two pets in their unit rather than only one pet. Pets will continue to be disallowed in Short Term Rentals.

The only changes to the wording of Section 7.6 as currently stated in the CC&Rs are contained in the first sentence of section 7.6. Changes to the sentence are shown in **bold italics and underlined below**:

7.6 Animals; No animals of any kind shall be raised, bred, or kept in any unit, or on any portion of the property; except pets kept in cages or aquariums and **one (1) two (2)** usual and ordinary **pets**, such **# dogs** or **cats**, provided they are kept under control at all times.

A "YES" Vote will accept this change in the first sentence of section 7.6. (Two pets for owners and long-term tenants)

A "NO" vote will keep the wording of all parts of rule 7.6 as written in the current CC&R's (One pet only for owners and long-term tenants)

\*\*Please return your ballot in the enclosed envelopes. We need 43 yes votes to pass this amendment. (Be sure to follow all instructions provided by our account, Butner HOA Services)

The complete text of CC&R Rule 7.6 with the Board recommended amendment is:

7.6 Animals: No animals of any kind shall be raised, bred, or kept in any unit, or on any portion of the property; except pets kept in cages or aquariums and two (2) usual and ordinary pets, such as dogs or cats, provided they are kept under control at all times. Only owners and tenants under a lease with a term of at least one year may have a pet (of any kind) in a unit. All others shall be prohibited from having any kind of pet in a unit for any length of time, however short. All owners who have a pet (of any kind) in a unit, or who have tenants with a lease term who have a pet (of any kind) in a unit, must maintain a policy of liability insurance with coverage of at least one million dollars (\$1,000,000). Notwithstanding the foregoing, no pet may be kept on the property which is obnoxious or annoying to other owners or occupants. No pet shall be allowed in the common area except as may be permitted by rules of the board. No owner shall allow his or her dog to enter the common area except on a leash. After making a reasonable attempt to notify the animal's owner, the association may cause any unleashed dog found within the common area to be removed to a pound or animal shelter under the jurisdiction of the Town of Mammoth Lakes, or the County of Mono, by calling the appropriate authorities, whereupon the owner may, upon payment of all expenses connected therewith, repossess the dog. Animal owners shall prevent their pet from soiling all portions of the common area and shall promptly clean up any mess left by their pet. Both animal owners and owners of the unit occupied by the animal owner shall be jointly and severally responsible for any damage caused by their pet. In addition to other remedies of the association as provided herein, the board has the authority to require pets in violation of this section to be removed from the project and impose other discipline against owners for violation of this section after notice and a hearing as provided in the Bylaws.

**G) Proposed Draft Change for Pet rule to restate 48 hours to “at time of booking”**

This proposed draft change for the newly adopted pet rule resulted from the concerns raised by Matt Desario and Kinoka Ogsbury. They initially notified the board of their demand to force a membership vote to veto the newly adopted Hidden Valley Pet Rule if the requirement to notify management of service animals in units 48 hours in advance is removed from the rule. This new language was agreed to by the Board, Matt and Kinoka who indicated if adopted they would rescind their demand.

The only part of the rule that will change is:

Section 3.1-C: Service Dog Registration Form: This form is for Guests with disabilities who require a Service Animal. It is to be submitted to management ~~at least 48 hours the time the unit is booked and~~ prior to the arrival of a disabled guest who requires a Service animal. See Attachment C: Service Dog Registration Form.

The revised wording for Section 3.1-C: Service Dog Registration Form: will be stated as follows: This form is for Guests with disabilities who require a Service Animal. It is to be submitted to management ~~at the time the unit is booked and~~ prior to the arrival of a disabled guest who requires a Service animal. See Attachment C: Service Dog Registration Form.

This will require a resubmission of the rule to owners for a 30-day review. And a resubmission of the rule change for Board adoption at a subsequent meeting.