

HIDDEN VALLEY VILLAGE OWNERS
ASSOCIATION
Board of Directors Regular Meeting
AGENDA

Date of Meeting: May 16, 2023

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

Location: Hidden Valley Manager's Office via zoom

Join Zoom Meeting

<https://us06web.zoom.us/j/89544026581?pwd=QzBSYkpwZ2ZOaXN6UThCZ3ZxZU84QT09>

Meeting ID: 895 4402 6581

Passcode: 939500

Hidden Valley Office: 760 934-7303 Email: manager@hiddenvalleymammoth.com

1. General

1. Call to order by President Jim Murphy
2. Roll call. Record Board Members, Management, owners, and guests present
3. Announcements/Orders of the day/Items discussed in Executive Sessions
4. Any items pulled from the consent agenda to be heard special, changes to order of agenda and recusals.
5. Homeowner Forum: 15 minutes (Comments on Agenda or Non-Agenda Items)

****Homeowners are also encouraged to submit comments and suggestions to the board via email at bod@hiddenvalleymammoth.com*

2. Consent Agenda Items-Posted on hiddenvalleymammoth.com website

1. Approval of Minutes from March 21, 2023 Regular Board Meeting
2. Treasurers Review for March, 2023
3. Report on T-Bill investments
4. Report on Snow Removal Costs to date. Need for Special Assessment for 2023 Snow Removal Expenses–Text of Resolution for Emergency Special Assessment.
5. Report on Rule Enforcement actions
6. Report on Architectural approvals
7. Text of recommended Pet Rule ready for adoption
8. HVAC -101 - A Report on heating and cooling systems
9. Managers Report
10. State Farm Insurance Manger Report

3. Agenda Item 1 Adoption of Resolution for Emergency Special Assessment for unforeseen extraordinary expenses for snow removal.in 2023. The Assessment is to be collected in three equal payments in August, September and October. -Ratification of March, 2023. Treasurers Review.-Ratification of Transfer of Funds in excess of FDIC insured limits from Western Alliance Bank to Vanguard Account-See Consent Agenda Reports for information on these financial items.

4. Agenda Item 2 Adoption of updated pet rule which was sent out for the required 30 day owner review -- See Consent Agenda for the Text of the Rule

5. Agenda Item 3- Insurance Claim Update Management Report and Board discussion of various options – See Consent Agenda Report

6. Agenda Item 4- Rule Enforcement Items: Ratification of Warning Letters, Board correspondence, Notice to suspend common area use, Notice of Hearing for Fine -See Consent Agenda Report for Details.

7. Agenda Item 6- Solicitation of Bids for Roofing, Chase Repairs, interior damage from snow repairs, and Summer Maintenance

8. Agenda Item 7-Management Contract for June 1, 2023-May 30, 2024

9. Agenda Item 8 - Management Input-Discussion and Possible Action: summer projects, other management items. Front doors., spas, pool fence, repairs – See Management Report on Consent Agenda

10. Agenda Item 5- Architectural Items: Two Units are performing Fireplace retrofits. Unit owner did not submit work requests to HOA - Nuisance and loss of revenue for owner adjacent to a unit, Management unable to forewarn neighboring units of construction noise. Ratification of work request for Stove replacement for unit 104

11. Agenda Item 9 - Heating and cooling system for HV units

12. Announcements: Future Meeting Dates:

July 18, 2023 6:00 PM

September 19, 2023 6:00 PM

November 18, 2023 9:00 AM

Annual Meeting November 18, 2023 2:00 PM-Location, Mammoth Library

13. Adjournment

HIDDEN VALLEY VILLAGE OWNERS
ASSOCIATION
Board of Directors Meeting – Executive
Session
AGENDA

Date of Meeting: May 16, 2023

Time: From **7:30 PM to 8:00 PM** or immediately following the regular meeting

Location: Hidden Valley Manager's Office via

zoom **JoinZoomMeeting:**<https://us06web.zoom.us/j/89544026581?pwd=QzBSYkpwZ2ZOaXN6UThCZ3ZxZU84QT09>

Meeting ID: 895 4402 6581

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1. General

1. Call to order by President: Jim Murphy
2. Roll call. Record Board Members & Management present

2. Possible Discussion/Action Items with Management Present

1. Disciplinary hearings- Unit G -\$750 fine nuisance and second offense of pet in STR
2. Rule violations review and action-
3. Warnings and fines-Listing of Units who have received Warnings and Fines. Explanation of fines and timeline is included in the consent agenda.
4. Individual unit owner issues-collection of delinquent fines..
5. Review of contracts or proposals Insurance claim bids,

3. Discussion/Action Item without management present

1. management contract,

4. Adjournment

CONSENT AGENDA FOR MAY 16, 2023 HVV REGULAR BOARD MEETING

- A.** Approval of Minutes from March 21, 2023 Regular Board Meeting
- B.** Treasurers Review for March, 2023
- C.** Report on T-Bill investments
- D.** Report on Snow Removal Costs to date and need for Special Assessment for 2023 Snow Removal-Resolution for Emergency Special Assessment Document
- E.** Report on Rule Enforcement actions
- F.** Report on Architectural approvals - Report on Elevated Structure Inspection required by law
- G.** Updated Pet Rule Document ready for Adoption after 30 day owner review.

- H. HVAC 101: A comparison report on heating and cooling systems for condo units
- I. Managers Report
- J. Managers Report on State Farm Insurance Claim

A) HVV-Minutes-March 21,2023-Regular Board Meeting: See minutes posted on hiddenvalleymammoth.com website.

B) Treasurers Review for March, 2023: See review posted on hiddenvalleymammoth.com website.

C) Report on T-Bill investments:

At the recommendation of the HOA accountant Cindy Butner, The HOA transferred \$388,000 out of the Western Alliance Bank account. This transfer is recommended because the amount kept in the bank account should not exceed the \$250,000 amount which is FDIC insured.

The Board approved the transfer of these funds to a Vanguard account to be invested in short term U.S. Treasury Bonds/Bills and was accomplished on May 8, 2023. The Funds have been invested as follows:

\$300,000 matures 6/6/23 at 5.3% Cost = \$298,782

\$91,000 matures 11/2/23 at 5.05% Cost - \$88,823

Money Market = \$546.24

D) Report on Snow Removal Costs to date and need for Special Assessment for 2023 Snow Removal

Using the billing data through April 30, 2023 HVV expenses for snow removal are **\$294,000** Of this expense, 73% is for Roof Shoveling. **\$5,000** is the insurance deductible for the insurance claim due to the unforeseen weather events. The snow removal budget line item in the operating fund and the contingency fund covers \$80,000 of the expense leaving us with a deficit of **(\$214,000)** all figures are rounded up to the nearest \$100.

We still have snow removal expenses for the months of, May, October, November, and December which will need to be paid. The anticipated snow removal costs for these months is **\$20,000** An Emergency Special Assessment is necessary.

The Board Treasurer, has consulted with our accountant, Butner HOA Services and reviewed the documentation from the 2017 and 2019 Emergency Special Assessments. This is the recommended plan of action supported by the treasurer and Cindy Butner from Butner HOA Services:

1. To pay our snow removal bills for the months of Jan-May the Board adopted a resolution to borrow against our reserve funds. There is no penalty or charged interest for this as long as the borrowed money is paid back within a year.
2. At the May 16, 2023 Board meeting the Board will act to adopt a resolution to levy an Emergency Special Assessment to cover the estimated snow removal costs for May, October, November, and December added to the amount borrowed from reserves. The Resolution will be finalized and read at the May 16 Board meeting

3. Using the protocol adopted for the 2017 and 2019 Emergency special assessments, The Assessment will be billed in three equal amounts on the August, September, and October billing statements. The percentage of costs associated with roof shoveling and insurance will be billed proportionally according to unit size and costs of driveway, ground shoveling and miscellaneous expenses (plywood, snow melt bags etc) will be billed at a flat rate.
4. The Resolution for the special assessment will be considered and probably adopted at the May 16,2023 Board Meeting
5. Hidden Valley Snow Removal Expenses Through April 2023

<u>Bill Date</u>	<u>Check Total</u>	<u>Ground</u>	<u>Roof</u>	<u>Misc.</u>	
1/20/2023	\$ 60.63			\$ 60.63	Snowblower Fuel
1/31/2023	\$ 275.53			\$ 275.53	Snow Shovels
1/31/2023	\$ 86,690.00	\$ 2,400.00	\$ 83,090.00	\$ 1,200.00	Timberline-12/14-1/6-Ground-1/16-1/27-Roof-Plywood-Check #20391-check amt=\$86690
1/31/2023	\$ 31,276.00	\$ 31,276.00			CD Construction-Loader 1/1-1/31
1/31/2023	\$ 514.79			\$ 514.79	High Country Lumber Plywood
2/22/2023	\$ 13,930.00	1,820	\$ 12,110.00		Timberline 1/30-2/6-173 hours Roof Shoveling and 26 ground shoveling all at \$70/hour
2/28/2023	\$ 100.92			\$ 100.92	DIY Ice Melt
3/31/2023	\$ 6,638.00	\$ 6,638.00			CD Construction-Loader 2/5-2/28
3/31/2023			\$ 44,450.00	\$ 600.00	Timberline-2/14-3/12 - 635 hours of Roof shoveling @ \$70/hour and Plywood
3/31/2023	\$ 95,180.00		\$ 48,930.00	\$ 1,200.00	Timberline-3/13-3/24 - 699 hours of Roof shoveling @ \$70/hour and Plywood
4/8/2023-?	\$ 21,670.00	\$ 21,670.00			CD Construction-Loader 3/1-3/31

4/19/2023-	\$ 27,390.00	\$ 8,080.00	\$ 19,110.00	\$ 200.00	Timberline-3/27-4/7 - 275 hours of roof shoveling @\$70/hour,100 hours ground shoveling associated with roofs and safety @\$70, 18hours Snowblower associated with roofs @\$60/hour - 5 plywood
4/27/2023-	\$ 2,100.00		\$ 2,100.00		Timberline-roof shoveling buildings F and G- 30 hours @\$70
	\$ 64.63			\$ 64.63	Belts for Snowblower
			\$ 5,000.00		Insurance deductible-Snow expense proportional
4/30/2023	\$ 3,100.00	\$ 3,100.00			CD Construction-Loader service
-	-	GROUND	ROOF	MISC	<i>GRAND TOTAL</i>
<i>TOTALS</i>	-	\$ 74,984.00	\$ 214,790.00	\$ 4,216.50	\$ 293,990.50
Percent of Total for Roof Shoveling and insurance = 73%					

Proposed HIDDEN VALLEY VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS RESOLUTION

EMERGENCY SPECIAL ASSESSMENT

WHEREAS, pursuant to Article IV, Section 4.3 of the Amended Declaration of Hidden Valley Village Condominium Project (the Declaration), Hidden Valley Village Homeowners Association (the Association) Board of Directors (the Board), at any time,

may levy a special assessment to raise funds for unexpected operating or other costs, insufficient operating or reserve funds or such other purposes as the Board in its discretion considers appropriate.

WHEREAS, the Association has incurred unforeseen extraordinary expenses for snow removal including roofs shoveling, walkways shoveling, parking lot loader snow removal, and building damage for the period January 1, 2023, through April 30, 2023 resulting from an act of nature, the wettest winter with the most substantial snowpack in decades, which could not have been foreseen by the Board in preparation of the association's proforma budget;

WHEREAS, as of the Association's April, 2023 financial report, snow removal expenses incurred to date are \$289,000; The Association's roof shoveling specific expenses incurred to date are \$209,790; The Association anticipates snow removal expenses of \$20,000 yet to be incurred for the months of May October, November, and December 2023, assuming no necessity of shoveling roofs and average snowfall for November through December. An additional **\$5,000** for the insurance deductible will be spent from the operating fund due to unforeseen weather events. The Association's annual 2023 snow removal budget is \$20,000 and the contingency fund has \$60,000; The Association anticipates 2023 annual snow removal expenses will exceed budget by approximately (\$234,000) as of Dec 31, 2023.

WHEREAS, the Association's Dec 31, 2023 reported Reserve and Operating fund savings have been depleted to partially fund the extraordinary 2023 year to date snow removal expenses; The 2023 fund balances have been depleted to an insufficient level as a result of funding the extraordinary and unforeseen snow removal expenses; The Board has deemed the best alternative for replenishing the operating and reserve funds and funding anticipated snow removal expenses for the remainder of the year to be an Emergency Special Assessment levied by the Association against all of the owners; and

WHEREAS, pursuant to Article IV, Section 4.4, Paragraph C, Items 2-3 of the declaration the Board, without membership approval, may levy a special assessment necessary for an emergency situation such as an extraordinary expense to maintain the property or any part of it for which the association is responsible where a threat to personal safety on the property is discovered, or for an extraordinary expense that could not have been reasonably foreseen by the Board in preparing the proforma operating budget and upon the Board passing a resolution containing written findings as to the necessity of the unforeseen extraordinary expense involved and distributing the resolution to the members with notice of the assessment.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Board hereby approves the levying of an Emergency Special Assessment in the aggregate amount of (\$234,000) Given that 73% of the Emergency Special Assessment is specifically for roof shoveling and insurance fees which is proportional based on unit type and 27% of the Emergency Special Assessment is flat, each of the 84 unit owners shall be assessed as to the unit's allocated portion of the total Emergency Special Assessment:

Predicted Total Assessment 2023

- Studio approximately \$2,033
- Studio Loft approximately \$2,765
- One Bedroom approximately \$2,781
- Two Bedroom approximately \$3,314
- One Bedroom + Loft approximately \$3,635

BE IT FURTHER RESOLVED that the Special Assessment levied against each unit shall be payable in three equal installments, the first of which shall be in the amount indicated due and payable on Aug 1, 2023, the second of which shall be in the amount indicated due and payable on Sep 1, 2023, and the third of which shall be in the amount indicated due and payable on Oct 1, 2023.

Predicted 3 Months Payment for Emergency Special Assessment for August, September, and October

- Studio approximately \$678
- Studio Loft approximately \$922
- One Bedroom approximately \$927
- Two Bedroom approximately \$1,105
- One Bedroom + Loft approximately \$1,212

BE IT FURTHER RESOLVED that the Association's President is hereby directed and authorized to send a letter to owners advising of the levying of the Emergency Special Assessment by the Association, the amount of the Emergency Special Assessment levied against each unit, and the due dates for the installments of the Emergency Special Assessment.

STATEMENT OF SECRETARY

The Board has approved these Resolutions by a majority vote duly held in accordance with Article VI, Section 6.3 of the Association's Bylaws, and California law.

Dated: _____

Debra Martin, Secretary HVVOA

E) Report on Rule Enforcement Actions: Highlighted items to be ratified at May 16 Regular Board Meeting

-Unit numbers can be cross referenced in the Executive Session Minutes

-Unit A:

*7/29/22-8/1/22.Violation-Excessive Occupancy, Excessive Vehicles, Incomplete notice of Occupancy

*7/30/22. Email sent by management requesting occupancy information. Email was not answered by the unit owner or property rental manager.

*8/15/22. Notice of Hearing for violation Sent to Unit Owner

*9/27/22. Hearing held in Exec session. Owner did not attend the hearing, but emailed information **Date:** September 27, 2022 at 9:21:09 PM EDT, (after the regular Board Meeting started). The Letter stated that the unit was occupied and abused by excessive tenants, but requested leniency. Board noted that the on line advertising for the unit is for 8 people, not 6 as allowed in CC&R. \$250 first offense fine issued for multiple violations of excessive occupancy, excessive Parking vehicles and failure to communicate accurate occupancy information to management.

*9/27/22. Notice of \$250 Fine Sent to Butner HOA to be archived and sent to the owner.

*2/3/23. Email Reminder titled Hidden Valley Past Due amount of \$250 sent to unit owner by HVV Treasurer.

*2/16/2023. Notice of Hearing to Suspend Common area Use for 30 days due to delinquent payment of fine

*3/21/23. Hearing held in executive session - Owner no show, Board action was to restrict common area use for 30 days from April 1-30/

*3/23/23 **Notice of suspension of common area use** sent to Butners for notification to the owner. Suspension of common area use will be revoked as soon as payment is received.

*4/28/2023 March monthly financial statement from Butner HOA services indicated that the fine has been paid.

*Issue resolved.

*5/3/2023-Drywall and Fireplace retrofit work begun without Notification via HOA Work Permit form-Owner Contacted by Board member and immediately filled out paperwork.

-Unit B:

*10/14/22-10/16/22. Second offense Violation of Pet in STR No notification forms submitted prior to arrival. Owner contacted by management. Pet owner did not submit form.

*11/12/22-Due process Hearing number 1 - Owner did not attend hearing

*1/4/22-Notice of second Hearing sent

*1/17/22-Due process Hearing number 2 - Owner did not attend hearing

*1/23/22-Notice of \$500 fine with 30 Suspension of common area to follow if the fine is not paid within 30 days of the billing notice. Note: Suspension of Common area use to be instituted only if fine is not paid within 30 days of billing statement

*May billing statement will have the \$500 charge included for the unit monthly statement. Common area use will be suspended if the \$500 is not paid by June 15.

* Draft of **Notice of suspension Letter** to be ratified at May Meeting in case the fine is not paid by June 15.

Unit C: Previous violation Resolved (listed on March minutes)

*5/3/2023-Drywall and Fireplace retrofit work begun without Notification via HOA Work Permit form-Owner Contacted by Board member and immediately filled out paperwork. Issue Resolved.

-Unit D:

*3/4/23-3/12/23-Violation of pet in STR

*3/23/23-First Offense Warning letter sent to Butners for delivery to unit owner

-Unit E:

*2/26/23-3/12/23- Multiple Violations of failure to report occupancy after repeated reminders by management. (documented reminders via email sent on 2/19/23 and 3/28)

*3/21/2023-Warning letter sent to Butners for delivery to unit owner

*3/31/2023 - Owner replied with a brief email stating that management was notified of occupancy. Jim will compose an email from the board to the owner to outline the issues property management is having with: no details on different people arriving/departing on specific dates, no contact info for different renters as required in CC&R and operating rules.

*4/15-17/2023-Several emails sent by Jim Murphy clarifying the correct method of notification of occupancy. Replies from owner indicating dislike of rule.

*4/22/2023 - Management received a text at 11:39PM. The text from the owner was ambiguous and combative regarding occupancy. Ruth Wheeler sent an email to the owner with a template that can be used for future notifications for occupancy. The owner was warned that late night texts to management were for emergencies only, Non-emergency late night texts constitute a nuisance. (emails requesting that the owner comply with the rules were copied to entire Board and Management)

-Unit F:

*3/18-3/19/23 - Dog in STR unit. Forms not submitted prior to guest and dog in unit. Late form not signed by dog owner. Data regarding support animal dated 2018 and did not have the name of the dog owner.

*3/23/23 Warning sent to Butners for delivery to owner

*3/29/23 Owner replied that he did not acknowledge the letter as he did not feel he was in violation of the rule

4/10/23 Email Letter composed and reviewed by the board was sent to the owner. With an offer to list the item on the Exec. Agenda for the May meeting. Owner replied to the email stating that the last minute booking by the guest justified the errors with the Service/Support dog paperwork.

-Unit G:

*3/18/23 Three Labrador Retrievers off leash with short term occupant of unit.- Management filed report and notified the owner. Owner stated that pets were not allowed in her unit and she would communicate with family members who use her condo to correct the problem. Clarification of pet rules were sent to all owners on April 3, 2023

*4/15/23 Nuisance and pet in unit complaint filed on behalf of neighboring owner by management. Nephew of owner was intoxicated disrupted tenants in adjacent unit, vomited and defecated on common area decks. A dog was in the unit at the time of the violation.

*4/17/23 Notice of hearing sent to Butners and email with the notice sent to owner by Treasurer to inform owner of \$750 fine (\$500 for second offense of pet in unit and \$250 for first offense nuisance)

-Unit H:

*5/3/2023-Drywall and Fireplace retrofit work begun without Notification via HOA Work Permit form-Owner failed to respond to phone calls, texts, and emails by both Management and Board member - On Agenda for board discussion/Action

Unit I:

*5/3/2023-Drywall and Fireplace retrofit work begun without Notification via HOA Work Permit form-Owner Contacted by Board member and immediately filled out paperwork.

F. Report on Architectural approvals - The Architecture Committee motions that the following work requests be ratified by the board. All work requests were approved by the Architectural Committee and completed installation has been approved by management, and copies of permits have been received.

- Unit 104 - Wood Burning Stove Retrofit

G. Updated Pet Rule

Pet Rule

Hidden Valley Village Owners Association

To be Adopted May 16, 2023, Changes to the rule are in red

III. Pets

Restrictions on pets are created to eliminate nuisance to others and promote safety. CC&R requirements in section (7.6) require that only owners and tenants with a minimum lease term of one-year are allowed to have a pet at Hidden Valley. People who rent Hidden Valley Units without a minimum lease term of one-year (Short Term Renters) are not allowed to bring pets into any unit. The following rules governing pets, and pet owner behavior will be monitored by HVV Management.

3.1 Forms

Forms are required to correctly identify pets and enable management to communicate easily with owners and/or tenants who have pets and/or Service/Support Animals at Hidden Valley. Forms can be found on the Hidden Valley website, <https://www.hiddenvalleymammoth.com/>:

Forms must be completed and signed by both the Service/Support Dog owner/handler and the Hidden Valley Unit owner, or management company representative who provides lodging accommodations. It must be submitted to HVV On-site Management prior to the guest starting occupation of the HVV unit with their Service or Support animal.

A. **Homeowner Pet Form:** This form is for Homeowners and Tenants with a minimum lease term of one-year only.

B. **Service/Support Dog Registration Form:** This form is for Guests with disabilities who require a Service/Support 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/Support animal.

3.2 Service Animals

According to the ADA; a service animal is defined as a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability. Service Animals are allowed at Hidden Valley Village subject to reasonable regulations. Persons who own service animals and the owner supplying a unit in which a disabled person with a service animal are staying must sign and submit the required HVVOA Service Dog registration form to the on **3.6 Pet Noise**-site manager. It is a crime (misdemeanor) for someone to lie about whether his or her animal is a legitimate service animal (Penal Code Section 365.7).

3.3 Support Animals

According to CALIFORNIA AB468 Article 4-Section 122317(a)(2&3): Support Pets are not entitled to the same rights and privileges accorded by law to a guide, signal, or service dog. Support Pets are allowed in Short term Rentals at Hidden Valley Village Condominiums only after providing a copy of an ESA letter, dated January 1, 2022 or later, from a licensed healthcare professional within the jurisdiction of the disabled person who has a client provider relationship with the disabled individual established prior to providing the documentation.

3.4 Pets of Owners and Long Term Renters

Unit owners and long term tenants with a minimum lease term of at least one year must submit a Pet Owners Form to management with the name and description of their pet and contact information. Long term tenants must submit a copy of their lease agreement to management along with their Pet Owners Form.

3.5 Clean Up After Pet

Those attending to pets are responsible for the immediate pick-up and proper disposal of their pet's leavings

As judged by management, pet noise must be kept to a minimum to avoid becoming a pervasive nuisance. Dog owners MUST BE IMMEDIATELY RESPONSIVE to complaints about excessive barking or howling of dogs.

3.7 Leash Law in Effect

Mammoth Lakes Leash Laws will be enforced within the common areas. Loose dogs shall be reported to the Mammoth Lakes Animal Control for collection after a reasonable attempt has been made to contact the owner.

3.8 Pets to be Under Control

No person may allow his/her pet on Association property unless said pet is restrained by a substantial leash and is in the control of a person competent to restrain such pet. Pets must be kept a reasonable distance from those who request that an animal be kept away.

3.9 Proof of Insurance

Per the CC&R, 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). A current copy of this insurance requirement must be provided to Management along with the HVV Pet Registration Form.

H. HVAC 101: A comparison report on heating and cooling systems for condo units https://docs.google.com/document/d/1Pw_SvWbeJvW9CVZ-T-0QccUocXE-abbistLHEJnjlj0/edit?usp=sharing

I. Managers Report

MANAGER SUMMER 2023 PROJECT UPDATE & REPORT

HOA Board of Directors - May 16, 2023, Meeting:

Consent Agenda 10 - Item 8 Summer Projects:

Lower Spa Repair – Aqua Creations, Ventura CA. Due to the current cold (cooler) temperatures in Mammoth Spa Creations is planning their annual summer trip and will make repairs to the lower spa in July or August. We are on their schedule to notify us as soon as possible with confirmation.

Ø Repair Work – Caulking at the tile area in spa tub removal and replacement with a different suggested product by Aqua Creations. It's evident that what was originally used did not hold up! In the meantime, the spa can continue usage. Under Warranty for all work & materials.

New Front Door Installations – Eastern Sierra Door Co. Units in need of new doors:

#1 – Door & New Hardware / Lock / Style “Flat”	#3 – Door & New Hardware / Lock / Style “Flat”
#4 – Door & New Hardware / Lock / Style “Flat”	#7 - Door & New Hardware / Lock / Style “Flat”
#33-Ski Locker / Outside Storage Door/Lock OK	#44-Door & New Hardware / Lock / Style “Flat”
#132-Door / Hardware Good	#133-Door / Hardware Good
#136-Door / Hardware Good	Assistant Mgrs. Unit Door / Hardware Good

Evan, the owner stated that he'd like to have doors ordered as soon as possible. Emailed Evan and said he has storage for all doors after arrival. As of today, he is checking pricing with installation and will have by the May 16th meeting.

Pool Area Fence – As of this writing General Contractor, Jordan Burroughs included the pool fence in his bid. The bid does indicate an “iron” fence. Jordan indicated to us that he can replace with wood and or iron. When and if the time comes, probably sooner than later, should be discussed by the board and agreed upon.

Pool Fence Repairs – This is dependent on the State Farm Insurance Claim. If the pool fence is not covered – management will make temporary repairs and will continue to work with the BOD's for future pool area upgrades.

Retaining Walls – along the driveway parking lot. Some areas did take a beating, but the walls do appear to be sound and stable and not need to be replaced. Painting of all walls will begin when warmer weather permits.

Lower Picnic Area (old tennis court) – Needs some updating! The current wood chips are old & stinky. Only half of the area is utilized for recreational games, picnic tables / umbrellas, patio chairs, and BBQ Grill. The other half is used for the snowplow summer storage and extra summer parking. Maybe some input by the board or and homeowners if we want to pursue replacement of wood chips, rock gravel?? The old tennis court concrete is severely damaged with cracks and is an eyesore. The area is utilized, and everyone enjoys using all the amenities during the summer months.

Landscaping – Due to weather conditions and snow still currently on ground in many areas – cleaning of property to include “dirt” areas will be ongoing throughout the summer and especially in construction areas. Rocks that line the driveway are already being placed in summer locations. Railroad ties remain under feet of snow in winter storage. Will be placed in

parking lot when possible. Front of the office – snow is all melted, and flower bulbs are popping up and plants surprisingly enough are looking great!

Summer Touch Up Paint – As the snow melts away from the buildings we will inspect and paint where necessary. Again, due to the weather and construction this will be an ongoing summer project.

J. State Farm Insurance Manger Report

May 8, 2023

Claim Filed January 14, 2023, through State Farm Insurance – Mammoth Lakes, CA Office.

Claim is categorized as a Catastrophic Event Claim.

”Notice from The Town of Mammoth Lakes / Mono County, California.

An atmospheric river brought heavy rain and strong winds to portions of California on Dec. 29, 2022 - Jan. 1, 2023. The highest claim concentrations are in Sacramento, Alameda, and Contra Costa counties along with claim reporting spread across the state. As a result, a fire catastrophe claim group has been declared.

Due to continued weather and claim activity, the date of loss range for this event has been extended to include Jan. 6-12, 2023. We will continue to monitor and keep you advised of any additional updates.” Snow continued and produced several more feet of snow through into the month of May 2023 bringing our total to approximately 60 feet of snow in the town of Mammoth Lakes.

To date Hidden Valley Village Condos sustained damages as follows:

-Approximately 30/Units with Interior Damages to include cracks and or water damage. All Unit damage is listed on the April Daily log sheet available to board and management only to comply with privacy rights of owners.

-Roof Damage. Both minor damage and extensive damage. Damage primarily to north sides of buildings. Roof shoveling needed to minimize damage. When Roof shoveling was needed to address leaks the roof shoveling costs were included with the insurance claim.

-Chimney Chase Damage. All Chases associated with leaks were included with the insurance claim

-Several Balconies Damaged. Damage includes handrails, pickets, top rail cap and some damage where the railing has pulled away from the building. So far, we have not found balcony damage to balcony floors, under support and pillars.

-Common Area Pool Fence.

-One Broken Fixed Window.

-Building Siding Damage & Leaks. Buildings G and H so far management is keeping an eye on all other buildings to inspect as the snow melts.

Documentation of all damage with clear description and photos has been sent via email to the State Farm Insurance Claims Department.

Hidden Valley was notified through email of a scheduled State Farm Ins. Site Visit which was postponed and rescheduled for Wednesday, May 17, 2023 by State Farm

State Farm Insurance Claims Department Contact and assigned to our claim has kept in constant contact through email correspondence and or through email.

Information via phone conversation Monday, May 8th from State Farms Claims office:

--Confirmed that they have received all (nearly 100) documented photos and thorough descriptions of all damage incurred to date.

--Management will continue to send damage reports and photo documentation as snow and ice continues to melt and recede from around all buildings.

--During conversations it's been noted that in the case of emergency water mitigation and or the presence of Microbial / mold, further beyond our, damage to buildings that we can step up and plan for water extraction, drywall removal and repairs that threaten buildings or human life can be made. Certain control stipulations apply to removal of materials – "all damaged materials removed must be bagged and saved for further inspection during the site visit by State Farm Ins. Photos and documentation of all damages and emergency repairs must be sent to the State Farm Insurance Claims Office.

State Farm Insurance confirmed that all documentation we have supplied them with is correct and we have completed all tasks asked of us to date.

Information that stands out – questions answered by State Farm Insurance.

"It's in our (HVV) best interest to secure at least one estimate for all repairs from a General Contractor" and have in hand for the State Farm Insurance Adjuster.

"It's in our best interest to have copies of all acquired receipts in hand for the adjuster".

Management asked when we should expect final inspection reports and the answer was that due to our "large claim" it may take days to complete.

"It's in our best interest to have all work performed by licensed & insured contractors". This is also, stated in the HVV CC&R's.

Management Actions and Notes:

After many phone calls and emails, we finally secured two contractors who will have estimates to onsite management prior to the scheduled May HOA Board of Directors Meeting.

After a lengthy conversation with a General Contractor of 35+ years here in Mammoth (who cannot take on our repair work) he stated that just getting one contractor to submit to performing the job is a feat. With fewer and fewer local contractors in Mammoth the few that are here have contracted work from last year and now due to the tremendous damage and weather constraints work may not even get completed this year.

So, as of today we have walked the entire complex with General Building Contractor, JDB Construction, Inc. – Licensed, Bonded & Insured, Jordan Boroughs from Bishop, CA. Works in Inyo & Mono County for all exterior work to include - Roof, Siding, Window Replacement, Chimney Chases, Balconies and Pool Fence. Jordan will have an estimate by the May meeting.

Interior repairs to include drywall, paint – Chris Flores, Contractor from Mammoth Lakes, CA. Licensed & Insured. Chris has performed several jobs for individual homeowners here at HVV. Chris along with management walked every unit in need of repairs and will have estimates prior to the May meeting.

If management receives callbacks from other contractors, we will accept their estimate/bids and will be ready for the May meeting.

Procedure to proceed with interior repairs is needed:

Once Hidden Valley has accepted State Farm Insurance Payment for all repairs it's expected that scheduling for all repairs and coordination with the contractors that the HVV Homeowners will be notified of all construction scheduling. Dates may and may not correspond with rental occupied dates and may not be able to reschedule work so this is something that all homeowners must take into consideration. Management will work diligently with all parties to make this process as painless as possible.

