

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Special Meeting
Draft-MINUTES

Date of Meeting: May 23, 2023

Time: 6:00 pm - 7:00 pm

Location: Hidden Valley Manager's Office via zoom

Join Zoom Meeting

<https://us06web.zoom.us/j/81637799226?pwd=dDE0OXZzS05FV2hIMnliQTBoYUxwdz09>

Meeting ID: 81637799226

Passcode: 006707

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

General

Call to order by President, Jim Murphy

Report of actions on May 16, 2023 Executive session: Issued a \$750 fine after hearing to a unit for second offense pet in STR and nuisance, Recommended \$250 fine for nuisance and failure to provide documentation of work being done in a unit. Notice of hearing to be sent to owner. Warning letter to be sent to owner who did not a submit work request. A warning letter will be sent to an owner who has not supplied information about full time tenants in a unit and has changed the lock without getting it mastered to the Management key. An uncollected \$500 fine for second offense pet in STR will result in 30 day suspension of common area use unless the fine is paid by June 15, 2023. President Jim Murphy will contact the owner and extend a courtesy reminder.

Roll call. Present: Board Members: Jim Murphy, Tricia Gomez-Luzio, Debra Martin, Ruth Wheeler, Brian Johnson, Niki Yoblonski, Nick Roberts: Homeowners: Jeff Alger, Karen Shorr, Robyn, Jeannie Rodgers

Managers: Curt and Karen

Homeowner Forum: 15 minutes (Comments on Agenda or Non-Agenda Items)

Approval of Minutes from May 16, 2023

Motion: Ruth Wheeler; Approve minutes from the May 16, 2023 Regular and Exec Meeting minutes Tricia Gomez-Luzio second

Passed: 7-0

Insurance Adjuster Report Discussion:

Insurance adjuster contacted Karen This afternoon:

The amount offered is a spendable amount \$265,000, email to follow. The adjuster is willing to increase the amount pending a better itemized estimate from Jordan, broken down by Building for exterior work and By Chris Florez for interior work.

Our JDB Contractor Ballpark bid was \$398,000

Jordan Burroughs Joined the meeting

Board requested that Jordan give us the itemized bids requested by the insurance company. He said he could but it would involve time and he is very busy.

Jordan explained his solution for the chase leaks problems it involves wrapping metal around the chase about half way up. We looked at a few photos of local roofs including the feasibility of having metal along the eaves.

A request was made to Jordan to give us a bid for the cost per chase rebuild as well as the cost for replacing damaged edges of roofs with metal vs shingles and heated metal.

Various materials for waterproofing the siding on building F were discussed. Jordan had a plan to waterproof the building.

Conversation Points:

Suggestion to not cash check until all negotiations with insurance company are complete

Noted that we can begin repair projects using Reserve funds

Prioritize the repair projects as follows: Chase and Roofing first, Balconies and siding second, but it is likely that Jordan's crew can get all work done at once

Brief discussion on funding options, We have slated \$15,000/per year from reserves until 2027. The total remaining to replace all chases is approx. \$100,000 it may be possible to replace all chases this summer.

Design and aesthetics were an issue for one board member, all were in agreement that function and weatherproof aspects were the number 1 priority.

Concerns that the crickets behind the chases were not sufficient to protect the chases, Jordan's comment was that the cricket is to protect the chase and since we did not have any chases fall over our crickets are doing their job. There is still a concern that the chases are 4 inches wider on each side than the cricket. We can look into making the chases narrower or the Crickets larger.

Treasurer Ruth Wheeler will contact Cindy Butner to be sure we are managing the use of Reserve funds correctly and find out how we are to classify items that are to be paid with insurance funds.

Discussion and Possible Action for Summer Building Maintenance/Repair Projects.

MOTION: Jim Murphy

Pay \$1000 retainer to Jordan Burroughs, CDB Construction and have Debra Martin Secretary, send a letter of intent.

Second Debra Martin

Passed 7-0

Jim will communicate with Freeman regarding the chases that were installed last year and failed.

Another Meeting will be required to finalize summer repairs and maintenance.

Announcements: Future Meeting Dates:

June 1, 2023

July 18, 2023 6:00 PM

September 27, 2023 6:00 PM

November 12, 2023 9:00 AM

Annual Meeting November 12, 2023 2:00 PM

Adjourn 7:59