

HIDDEN VALLEY VILLAGE OWNERS  
ASSOCIATION  
Board of Directors Meeting

**MINUTES**

Date of Meeting: April 8, 2024

Time: 6:00 pm

Location: Hidden Valley Village Common Area Room

Also Join by Zoom Meeting

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

1. General

A. Call to order by President: 6:02

B. Roll call. Record Board Members, Management, owners, and guests present. Present via zoom: Board Members; Jim Murphy, Tricia Gomez, Debra Martin, Ruth Wheeler, Brian Johnson, Nick Roberts, Susan Kirkgard. Managers; Curt and Karen House; Homeowners; Geoff Unit 40, Peter Dahlbeck Unit 106

C. Announcements/Orders of the day/Items discussed in Executive Sessions: Hearing notice to be sent to unit owner for: failure to notify of occupancy, pet in STR, and pet off leash, 2 owners with past due amounts in excess of \$4,000 – one owner is making progress on paying off past due amounts the HOA will take small claims action against the other. The Board approved the contracts for Sewer line cleanouts and Driveway slurry. The roofing contract needed legal review. A decision was made to avoid legal action to collect funds from JDB Construction.

D. 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](mailto:bod@hiddenvalleymammoth.com)

2. Agenda Item 1: Discussion and possible action. Legal Review of the Contract: Jim and Debra have received input from Tim Sanford the contract is expected to be completed within the week

3. Agenda Item 2: Discussion and possible action. Materials Selection - Color of Metal and Color of Composite shingles: Color for metal roofing is McElroy Charcoal grey, color for composite presidential shingles is Shadow Grey.

4. Agenda Item 3: Discussion and possible action. Accept contract with A Plus Roofing

MOTION: Ruth Wheeler

The Board authorize President Jim Murphy to execute a contract between Hidden Valley HOA and A Plus Roofing that:

A. Has been reviewed and approved by Tim Sanford, Debra Martin and Jim Murphy

B. Completes the reroofing of all buildings during the summer of 2024.

C. Uses the following materials: Buildings A-K and pool building: 24 gage 16-18 inch standing seam metal panels in the color of McElroy Charcoal Grey. Office Building and East Stairwell covering of building K roofed with a combination composite shingle and metal edge. The color of the composite shingles is Shadow Grey with a metal color of Charcoal Grey

D. Does not exceed a total cost of \$930,000.00.

E. The Board authorizes Treasurer, Ruth Wheeler and President, Jim Murphy to collectively approve change orders that may occur during the normal course of construction outlined in the contract mentioned above. The sum of all change orders pertaining to the work outlined in the above contract shall not exceed \$95,000 in total.

SECOND: Debra Martin  
Passed: 7-0-0

5. Announcements: All 2024 Regular Board Meetings begin at 5:30.  
Meeting Dates are: May, 28, July 23, Sept.. November Annual Meeting TBD.  
HOA potluck at Hidden Valley Sept. 21, Annual Meeting Nov. 2.

6. Adjournment 7:11 PM