

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Special Meeting

Minutes

DATE OF MEETING: February 29, 2024

TIME: 6:00 P.M.

Location: HIDDEN VALLEY MANAGER'S OFFICE VIA ZOOM

1. General

A. Call to order by the President. The meeting was called to order at 6:03 pm by [Jim Murphy](#).

B. Roll call. Record Board Members, Management, owners, and guests present.

- **Board members present:** [Jim Murphy](#), Tricia Gomez, Ruthie Wheeler, Brian Johnson, Nick Roberts, Susan Kirkgard.
- **Board members absent:** Debra Martin.
- **Management:** Present.
- **Homeowners Present:** [Geoff Shrager](#)#40, [Courtney Fischer](#)#33, Mike Tikunoff #21/#38, Andrea Ricketts #1, [Jeff Risse](#)#8, [David Swope](#)#2, Steve Gibbs #135, [Kelly Miranda](#) #23.

2. 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.

1. Several homeowners present & through email expressed concerns regarding the potential of an assessment for possible new roofing.
2. Concerns and options for Funding of this project were expressed.
3. Comments were made via email correspondence prior to the meeting and by homeowners present requesting more information of different building materials. Pitch of roofs related to the success of metal roof shedding was a concern.
4. Expressed some concerns regarding the building contractor and contract questions.
5. Questions regarding chimney chase & cricket rebuilds and bringing to current Town of Mammoth Lakes Building Codes.
6. Construction timeframe was discussed.

3. Roofing-Discussion and possible action.

a. Homeowners were informed on the damages during last winter's heavy snows. Damages to exterior rooftops and as a result causing interior damages to many units on property.

b. A thorough report given by The Board of Directors to date regarding State Farm Insurance Claim Funding. Explained how State Farm has and continues to work with

Hidden Valley. Also, the board to include the Roof Committee, Tricia Gomez gave a synopsis of third party insurance consultants who have helped to secure more funding from State Farm Insurance Company. Because the current composite roofing material cannot be matched. State Farm has awarded full roof replacement costs for like for like composite roofing

c. Time constraints! To pursue and get the rooftops replaced within a limited timeframe was discussed. To be able to use funds from the current insurance claim with State Farm Insurance Company it is advisable to complete the re-roofing project by year end 2024.

d. A screen share report of all Hidden Valley financials to date was shared and presented by HOA Treasurer, [Ruthie Wheeler](#). Presentation included the current status of Reserve Funds, to include the upcoming 2024 Reserve Study. Ruthie reached out to Reserve Study Consultant, Chris Andrews and Cindy Butner of Butner HOA Services to secure answers to questions regarding financials and answers to questions prior to the meeting.

e. The financial report informed homeowners present that there will be no need for an assessment to the association for this project. Funding for the project will come from insurance claim funds and existing reserve funds. The anticipated amount of funding from reserves should be within reasonable limits. Use of 2024 painting funds may require the deferred painting schedule that has been used in the past. Painting three building per year rather than painting all buildings at once.

f. Options of roofing material were presented. All composite roofing was rejected based on poor performance of existing roofs. Options included choices of installing all metal roofing, and or mixed materials to include a combination using metal & composite shingles in some. Buildings using the combo of Metal and composite would likely require roof shoveling during heavy winter storms. There is no guarantee that all metal roofs would completely eliminate roof shoveling and the associated emergency special assessments, but there is a better chance of avoidance of roof shoveling with metal.

g. Concerns with Buildings D, G and J, Office and stairwell cover on east side of the K building were discussed because of hazards associated with snow shedding into areas with parked cars. D was discounted because cars do not park on the lower side of the building (they park across the driveway) In discussing the J building with the owner of A plus roofing. The opinion of the roofer was that the space between the building and the parking lot retaining wall was sufficient to hold the snow shed. The G building will shed onto the parking lot. Improved signage and the movement of the dumpster near the lower Jacuzzi, allowing parking on the opposite side of the driveway for building G will solve this problem. The recommended material to use on the stairwell cover on the K building and the office building was composite with a metal edge.

h. Evaluation of material functionality, cost savings during winter months (avoiding roof shoveling), and overall life expectancy of metal vs. composite shingles resulted in an opinion that going "all metal" was the ideal solution for many years to come.

i. Jim Murphy shared that while in Mammoth, he noticed many rooftops throughout the area that have metal roofs were free of any snow regardless of the pitch of rooftops and positioning of the structure on property.

j. Information provided by A Plus Roofing was helpful with answering questions regarding advantages and disadvantages of the various material choices. The HOA

Board of Directors agreed that A Plus Roofing who performed the most recent rooftop repairs to get through the current winter months of 2023/2024 provided excellent work.

MOTION: [Ruthe Wheeler](#) moved to hire A-Plus Roofing to replace roofs for all residential buildings and the pool building with metal roofs and the office building to be replaced with composition shingles with a metal edge. Work to be completed in 2024. cost to not create an assessment to the entire Hidden Valley Village Homeowners Association for this project.

Second: Tricia Gomez

Passed: 5-0

The Board directed Management to:

-Authorize A Plus Roofing to perform the task of removal and disposal of all current roofing material and re-roofing of all buildings to current codes on Hidden Valley Village property.

-Initiate a contract with A Plus Roofing to include:

- Metal Roofing Material on all 11 / Condominium Buildings.
- Reconstruction of all 44 / Chimney Chases wrapped in metal.
- Reconstruction of all 44 / Chase Crickets brought to current Town of Mammoth Lakes Building Code.
- Metal Roofing Material on the Pool Area Building.
- Composition Shingles with Metal Edge on the Office Building. to limit snow shed in areas that have heavy vehicle and foot traffic
- Composition Shingles with Metal Edge on the overhang above the staircase on the parking lot side of Building "K" to limit snow shed on the driveway.
- Provide the HOA with a thorough outlined "Scope of Work" and Contract for review and approval by the Board of Directors.

Adjournment: The meeting was adjourned at 8:07 P.M.
