

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Special Meeting

MINUTES

Date of Meeting: June 14, 2023

Time: 5:30 pm - 7:30 pm

Location: Hidden Valley Manager's Office via zoom

Join Meeting ID: 851 6691 3355

<https://us06web.zoom.us/j/85166913355?pwd=ZGx5dWpoSDlhMXhwZ2xYMIFDUzBFdz09>

Passcode: 153380

Hidden Valley Office: 760-934-7303

Email: manager@hiddenvalleymammoth.com

1. General

A. Call to order by President at 5:32 p.m.

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

- **Board Present:** Jim Murphy, Debra Martin, Ruth Wheeler, Tricia Gomez, Nick Roberts, Brian Johnson
- **Board Absent:** Niki Yoblonski
- **Management:** Present
- **Owners Present:** Karen Shorr #8

Owners Present:

C. 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*

No comments were made.

2. Approval of Minutes from June 8, 2023

Jim moved to approve. Brian seconded and all were in favor.

3. Snow damage repairs - discussion and possible action

- A. Insurance claim
- B. Contractor bid
- C. Updates, discussion, and possible actions on repairs
- D. Logistics and communications with owners

Exterior Damage Repairs:

The Board agreed that Debra should send Jordan the scope comparison spreadsheet (without pricing) she did for him to address any scope differences as he presents in his next bid for the Phase 1 scope. Building D will not be part of the initial Phase 1 contract but will aim to add it soon thereafter. Debra will try to connect with Jordan this week to finalize a revised bid from him in order to start work next week. Debra will ask Jordan to clarify what materials he plans to use for Building F siding repairs and specify other materials.

Karen Shorr asked how old the T111 siding is and is the reason it failed because it's old and not

necessarily because it was an inferior product. That this should be considered when determining any possible changes. Curt also affirmed that T111 installed properly works.

MOTION: Ruth moved to authorize Debra Martin to finalize the contract for Buildings E, F, I J, K, with JDB Construction as outlined in the revised contract draft Debra sent the Board via email (including warranty information, progress payment details, and specifying all materials quoted in bid). Amount not to exceed \$102,600, +/- 10%. Jim seconded and all present were in favor.

Debra will also ask Jordan what his experience is with working with State Farm insurance company to address unknown conditions that are uncovered during the work. Do we just document with a change order and proceed with work then follow up with insurance for instance?

Karen House will share her word document running log of how she's tracking updates and new items as well as conversations/emails with insurance.

Interior Damage Repair Approach:

1. Units with water/moisture intrusion issues.

- a. Water damage with clear mold present: Wet drywall &/or mold issues are being addressed by Management promptly – mold is mitigated, damaged drywall and insulation is removed and bagged up to be properly disposed.
- b. Water damage without clear mold present: The same approach will be made. These units may be prioritized after those with mold already visible.
- c. Repairs completed by HOA Contractor: Repairs will be made to the items the HOA is responsible for per CCRs (such as drywall interiors to get them paint ready, subfloors, etc) by HOA contractor from exterior into the unpainted drywall. Paint, carpet and any other property items are technically the responsibility of the unit owner, however to the extent HOA insurance provides coverage for these items, owners may have the HOA contractor complete these repairs as well. Owners (or their insurance) will be responsible for any costs to repair that exceed what the HOA insurance will cover. Owners will be communicated with by management to understand the specifics for their unit and discuss how repairs will be made, what's covered, and estimated timing, once known. Owners may submit to Management documentation of materials damaged, when they were installed, and an estimated cost to replace that the HOA will submit to its insurance adjuster to attempt to get more coverage. In the event coverage is less than the costs to repair, the owner will be responsible for the difference and may then work with their insurance to be reimbursed.
- d. Repairs by unit owner: If unit owner wants to use another contractor for the items beyond what HOA is responsible for, they may but must do the work within 60 days, use a licensed contractor, and will not receive the HOA insurance proceeds until they show proof the work was completed. Reimbursement amounts provided will not exceed what the insurance has stipulated in its final report of coverage.

2. Units only with cosmetic cracks.

- a. Owners who want to do their own repairs may do so but they will have to accept the insurance amount only, use a licensed contractor, do the work within 2 years, and will not get the insurance proceeds until show proof the work was completed.

Ruth and Tricia will work on a newsletter to send out to all owners. Ruth will put a draft in the Google Drive and send the Board a link to review and propose any edits by Friday.

Tricia offered to be the coordinator for monitoring change orders and related insurance coverage. Jim will contact Linda at State Farm to better understand the process as well.

4. Announcements: Future Meeting Dates:

Special Meetings - Weekly Wednesdays June 7 to July 12 as needed 5:30-7:30 pm.

July 18, 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 The meeting was adjourned at 8:00 pm.