

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Special Meeting

MINUTES

Date of Meeting: June 21, 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 5:35 PM

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

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 owners were present.

2. Approval of Minutes from June 14, 2023

Jim moved to accept the minutes, Nick seconded and all present 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 Repairs:

Management shared that they are in contact with Jarrod the insurance adjuster and has left a message for Jordan the contractor to arrange for them to meet on property to review the differences in estimates.

MOTION: Debra moved that the Board execute the most recent contract from Jordan to do the external repairs to buildings E, F, I, J, K and have Butner cut the check for the first payment of \$37,886.67. Also to direct Management to work with contractor to schedule work to begin as

soon as possible. Brian seconded and all present were in favor.

Management will work with Jordan on site to finalize any final details like chase and siding materials (such as T111 or Hardy).

The Board will discuss next steps on the rest of the buildings at the next meeting. Management will also report back with information about the materials discussion with Jordan at the next meeting.

Interior Repairs:

Management provided an update on work done thus far for initial demo work for those units with interior water damage. Chris the contractor has been doing the urgent drywall and other material removals for water damage on a time and materials basis.

Tricia shared her tracking spreadsheet that indicates the various damage identified in the insurance report and which items are HOA vs owner responsibility under the CCRs. It was recommended that management have conversations with each owner to share details of the damage identified, ask them if there is any other damage from this season they've noticed that is not on the list, and if they prefer to have the HOA contractor do all of the repairs or if they prefer to have their own contractor those that are under the owner responsibility. If either contractor's bid is higher than the amount indicated by State Farm, the first step will be to request additional coverage from State Farm. To the extent State Farm does not agree to cover the full costs, any shortfall will be the responsibility of the owner and may be submitted to their insurance coverage. Tricia will work with Management on this communication and tracking. Owners will be asked to respond by July 15th so we can schedule another walkthrough with the insurance adjuster if needed.

We will also communicate with all owners at the annual meeting that there is a drop-dead date for any submissions for interior damage that has not been addressed. That date shall be December 1, 2023.

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 adjourned at 7:38 pm.