

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION
Board of Directors Special Meeting

MINUTES

Date of Meeting: June 1, 2023

Time: 5:00 pm - 7:00 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. Meeting was called to order by the President at 5:05pm

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

- **Board Present:** Jim Murphy, Debra Martin, Ruth Wheeler, Tricia Gomez, Niki Yoblonski, Nick Roberts joined at 6:00pm
- **Board Absent:** Brian Johnson
- **Management:** Present
- **Owners Present:** Billy Livesay #116, Ana Gromis #112, Karen Shorr #8, Mike Tickinoff # 38 & 21

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*

Karen Shorr #8: referenced the email she sent the Board yesterday.

- Concerned there is a rush to get the work done given that we have 2 years per the insurance company.
- Hopes that the Board is triaging buildings and repairs given not all may get done quickly.
- Is Jordan the contractor or someone else getting us schematics of proposed design for repairs/improvements for our review for aesthetics?
- Need to get contractor guarantee in writing, especially for roof work.
- Concerned that not everyone is putting enough attention to aesthetics.
- Concerns about T&M contracts as needs to be monitored/managed very closely.

The Board shared that no decisions have been made but we are just gathering as much information as quickly as possible for consideration. A decision has not been made about metal roof repairs. Prioritization will be needed.

Tricia suggested that an engineer draw up the plans about what work is required in guiding and monitoring the contractor. The Board ultimately decided to request drawings from the contractor &/or roofer first. Niki who works for an architectural firm shared that she thinks that we can rely on standard details for the repairs approach.

We will push insurance to cover upgrades to the cricket and chase systems that are

damaged to meet current code.

2. Approval of Minutes from May 23, 2023

Minutes were approved.

3. Snow damage repairs - discussion and possible action

A. Insurance claim

- Discussed that insurance coverage should be responsible for having upgrades to crickets/chase systems as a reason for the chimney chases that need fix or replace and bringing up to current code.
- The Board suggested that we should write up a letter to the insurance company outlining where we are and share contractor estimate that is just for the external and what we know as of now.
- **Action:** Tricia will put together a draft letter to insurance with contractor estimate and what needs to be covered – higher cost and additional items should be covered (cricket/chase system to code, pool fence, etc.). She will share draft with Board for review and comment asap.
- **Action:** Board members will review insurance declaration to see if any additional coverage we should be eligible for.

B. Contractor bid

- Need to better understand the current bid, why increased so much from last one and how compares to insurance adjuster initial report. Need more detail on bid for building so better understand the components.
- Need to have contractor provide us drawings about what will be doing for roof, crickets, and chase. What look like and specs, especially for chase, crickets, and cap.
- Need to work with contractor to determine how to approach prioritizing as needed (leaking and safety). Can we approach by type of work vs by building.

C. Discussion and possible action Chimney Chase and Roofing design/repairs

- Mike T. shared experience with metal roofs at Mountain Shadows and those that didn't go to top of chases when snow built up behind and had failures. New design goes to top of chase and sheds beautifully.
- Niki shared thoughts on the metal bands around the chase. If we're redoing crickets and get waterproofing and flashing right (current one only 4"), then maybe we don't need to do them in metal. Do the crickets in metal and metal edge on eaves then maybe don't need metal on chase?

Additional Action Items:

- **Management:** To ask Contractor/A-1 Roofing to provide us with recommended design and materials specifications for cricket and chase system. Do we need metal anywhere or will just making the crickets and chases the right size and done correctly in our current materials work? Does it work to change the chases to meet the crickets width? Will the cricket height be within code?
- **Management:** Ask contractor to help us understand the changes from his initial bid to this one since it's so much higher.
- **Mike T:** Will send pictures of what Mountain Shadows roofing looks like that works well.
- **Management:** Who should we have look at crickets re: code and give us a letter to share with insurance adjuster? TOML inspector?
- **Management:** Work with unit owners with wet drywall to have removed asap. Carefully document with photos the before and after work. Keep photos and notes of materials removed. Email insurance or adjuster about what doing and ask if they need anything else on this.

All Action Items listed in these minutes were agreed upon by all Board members present.

The Board agreed to schedule standing weekly meetings between now and the next regular Board meeting scheduled for July 18 specifically to discuss progress on the progress and possible actions related to repairs and insurance due to the 2023 storms.

4. Protocols for Board Communication with the Insurance Adjuster and HOA employed contractors

The Board discussed that the primary contact to the insurance company and adjuster is management.

5. Logistics of completion of interior work on units

Need to discuss further how will approach interior work in future meetings.

6. Announcements: Future Meeting Dates:

Special Meeting - Thursday June 8 5:30-7:30pm

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

7. Adjournment The meeting adjourned at 7:45pm.