

**HIDDEN VALLEY HOME OWNERS ASSOCIATION
BOARD MEETING OF AUGUST 11, 2014
MINUTES**

Call to Order:

- Meeting called to order at 7:03pm by President Steve Weber
- Attendance: Board members; Dave Thiede, Dana Frey, Greg Oldenkamp, Steve Weber, Russ Eigenheer, Brian Bluhm, and ACC representative(s); (Catherine Stemper). Also in attendance were homeowners present for the resident's forum.
- Steve asked for agenda to be approved, so moved.

Residents Forum (Steve):

- Several residents attended the meeting to address concerns. Sue Stoner addressed the Board on their behalf with the following:
 - That the Board has chosen not to hire a HVHA administrator. Note, in some years the Board has employed and paid an individual to act as HVHA administrator. This is not a Board position and currently is not filled.
 - Covenant violations – presented several photos (some current, some several years old), in which in the opinion of the resident a covenant violation had occurred without Board action.
 - Website – addressed shortcomings with the website; that it isn't updated, biographies are missing, minutes are missing, timeliness and relevance of postings, etc.
 - Welcome wagon – questioned whether new homeowners have been made aware of covenants and if they have received welcome baskets.
 - Questioned whether or not the Board has the authority to assess an additional fee for collection of annual assessment of dues when delinquent.
 - Questioned whether or not a resident non-homeowner should be allowed Board status.
- The Board has acknowledged and thanks the resident(s) for their input and will take these comments under advisement

Administrative Housekeeping (Steve):

- One Board position remains unfilled, the Social Activities position.
- Older minutes, from the annual meeting, still need to be submitted and posted to the website.
- No other housekeeping issues brought forth.

Secretary Report (Greg):

- Minutes from June 12 meeting were emailed to each board member.
- Rick has posted June (most current) minutes to the HVHA website.
- Motion to approve June minutes as revised accepted unanimously.
- Greg will try to include verbiage, with regards to the next meetings scheduled date, that all meetings are tentatively set based on eventual Board member schedules.

Treasurer Report (Dave):

- Financial reports were mailed prior to the meeting.
- Account balance as of 8/11/14 = \$22,232.80 (\$14,899.42 savings and \$7,333.38 checking),
- Dues collection: 14 homes remain and Dave will continue his routine of following up with delinquent home owners.
- Reimbursements since the last meeting. Two residents reimbursed \$66.42 for flowers, \$65 to Bob Suchomel for monument light replacement and \$1,005.42 for insurance renewal.
- Paid Warner's for May and June landscaping fees.
- Board has encouraged a stronger position on delinquent dues, that any letter should reference that legal proceedings will begin.
- Resident home sales – current listings are all dues paid.
- Motion to approve treasurer's report: approved as submitted.

ACC (Architectural Control Committee (Dana)

- Review of requests and actions were discussed.
- ACC section of the website. A motion was made that our current process of itemizing ACC approvals and denials be removed from the HVHA website. The ACC section of the website will only contain information regarding the purpose of the ACC and how residents may contact the ACC and what is required for requesting ACC approvals. Motion was made and passed unanimously.
- No other issues reported.
- Action item: have Rick pull down the ACC sections identified as no longer being needed on the website.

HVHA Homeowner Violation(s) and Contacts (Dana)

- Log of reported issues:
 - Dana listed a few neighborhood issues for the Board to be aware of but no actionable items.
- Status of previous month's issues – none applicable.
- Violation status: no violation status updates.
- Steve made a motion that he would like the Board to attempt to standardize the terminology of the covenants so that we can apply a consistent standard to violations and our understanding of said covenants. Motion approved unanimously.
- Action item: Board needs to work with ACC to establish standardized terminology with regards to HV covenants.

Grounds Maintenance (Brian):

- Dave indicated that he authorized repair of broken sprinkler heads at the monuments.
- Brian gave an update on Warner's. The update is that they've started the island trimmings and that they've addressed most of the issues we've had with some of the spring cleaning not meeting our expectations. Brian will contact Warner's just to touch base on open issues.
- Brian will do a walk around to check on the HV islands and update the Board as to general status.

- Island #4 & 13 – Brian received a quote to remove and replace 3 pines and a maple in the two islands. The quote was for \$1,894 for replacement and disposal and removal of said trees and stumps. No action taken on the quote. At this time Brian will go back and get quotes broken out island by island.
- Informed the Board that the City is mowing the Hinton Avenue boulevard area.
- Action item: Brian to follow up on costs of tree replacements in the islands mentioned.

Physical Assets (Russ):

- Mail box posts – need warranty work as posts had rust underneath and the paint has peeled.
- Mail boxes in the pond area; residents have requested repair/replacement. Steve had forwarded specific resident requests to Russ. Russ will inventory each of the ponds mailboxes and has offered to replace the ones needed.
- Mail box post staining. Russ identified 13 posts that need to be stained and received a quote of \$50 per post plus supplies. Board thought this too high. Board has entertained allowing the Boy Scouts to do the project as a fund raiser. Motion made to make a \$250 donation plus expenses for the stain. Motion passed, Brian will talk to the Scouts.
- Mailbox surrounds. Several were identified with graffiti; some are just showing lots of wear and tear. Requested that Russ review which ones need immediate attention yet this year.
- Action items: Russ to contact the contractor who worked on painting the surrounds last year, as some of the work has deteriorated and the Board believes it should be warranted and in addition to inventory which surrounds need repair, replacement or general clean-up, inventory status of mailboxes in the Ponds area, determine which need replacing and take action as needed. Brian to contact and make arrangements with the Boy Scouts for the staining project.

Website (Rick):

- Updates: Rick absent, no updates
- Resident email system still needs to be addressed.
- Greg and Danielle need to have their Board biographies put up on the website.

Social (Open):

- Updates: nothing to report
- HV annual picnic: Motion was made to table any picnic plans for 2014 and to revisit the picnic in 2015. Motion passed unanimously.

Communications (Danielle):

- No updates – Danielle absent
- Action Items: None

Old Business:

- Insurance renewal. The board policies that were in place last year were combined at higher limits and has been paid. President Steve Weber asked for further clarification of what our policies actually cover and what they don't cover, as well as whether the ACC or other

committees are covered. Dana will follow up with our agent on this, as well as get further information as to an indemnity bond.

- Steve to still submit annual meeting minutes to the Board and website.
- Landscape survey – temporarily put on hold

New Action Items:

- Website – need to remove ACC approvals/denials from our website.
- Grounds – Brian to finalize quotes for tree removal/replacements in selected islands.
- Property – Russ to contact and try get warranty work done by the contractor who did painting of the surrounds last year. Russ also to inventory any other repair/replacement issues with regards to the surrounds and in addition to inventory/replacement any mailboxes in need of replacement in the Ponds area of HV. Brian to contact the Boy Scouts with regards to staining the posts in the Ponds area.

New Business:

- No other new business matters brought up.
- Steve brought up the issue of HVHA using the website Next Door as the Board's informal means of communicating with the association members. Steve made a motion that he would form a plan of methodology for how the Board would use Next Door and how we'd communicate with the association.
- Next meeting scheduled for Thursday September 18, 2014, tentative upon Board member schedules. Steve will send out a reminder prior to the scheduled meeting date to confirm.

Move to adjourn at 9:45pm

Respectfully submitted,

Greg Oldenkamp
HVHA Secretary