

**HIDDEN VALLEY HOME OWNERS ASSOCIATION  
BOARD MEETING OF SEPTEMBER 25, 2014  
MINUTES**

**Call to Order:**

- Meeting called to order at 7:40 pm 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). No resident homeowners present for the resident's forum.
- Steve asked for agenda to be approved, so moved.

**Residents Forum (Steve):**

- Resident issues: nothing major brought up, just general discussions regarding recent new homeowners. Steve motioned that for procedural purposes that a resident(s) who attend the resident forum not be named in the minutes. However, if a resident(s) address the Board they will be named in the minutes along with their purpose for addressing the Board. A resident that requests not to be named will have that request honored. Motion carried.

**Administrative Housekeeping (Steve):**

- One Board position remains unfilled, the Social Activities position. Dana gave Steve a resident name who has expressed interest in filling the final Board position. Steve will follow up with the new contact.
- Older minutes, from the annual meeting, still need to be submitted and posted to the website.
- No other housekeeping issues brought forth.
- Action item: Steve to follow up with potential candidate for the Board.

**Secretary Report (Greg):**

- Minutes from August 11 meeting were emailed to each board member.
- Rick has not posted August minutes, Greg to notify Rick when August minutes are approved.
- Motion to approve August minutes accepted unanimously.

**Treasurer Report (Dave):**

- Financial reports were mailed prior to the meeting.
- Account balance as of 9/25/14 = \$20,684.22 (\$14,900.69 savings and \$5,783.53 checking),
- Dues collection: 9 homes remain (96% collected) and Dave will continue his routine of following up with delinquent home owners.
- Resident reimbursements since the last meeting: none noted
- Paid Warner's for July-August landscaping fees.
- Dave discussed the relationship between the Board and the residency at 7740 74<sup>th</sup> St. The relationship is such that the resident provides water through their irrigation system to our monuments on 74<sup>th</sup> St and in return the Board has in the past paid for reasonable repairs and maintenance on their system. Motion was made and approved reaffirming this policy.
- 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. Nothing significant to discuss
- ACC section of the website. The ACC violations portion of the website has been removed.
- Other issues. Steve made note that there were homes in the development that have PODS storage units in their driveways/property. Steve asked Dana to inquire with the homeowners as to the status and intentions.
- Action item: Dana to contact the homeowners with PODS.

### **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.
- Action item: None

### **Grounds Maintenance (Brian):**

- Dave indicated that he authorized repair of broken sprinkler heads at the monuments (see Treasurer's report for further follow up).
- The island with the dead maple, the maple has been replaced.
- Brian will start doing more island review and will do some dead tree removal.
- Steve brought up the issue of planning for next year's bid process for landscaping maintenance. Preliminary plan is to solicit bids from local companies, hopefully by November.

### **Physical Assets (Russ):**

- Mail box posts – need warranty work as posts have rust underneath and the paint has peeled. Russ emailed about the warranty work and has not received a response. Steve again reinforced that the work should be under warrantee and that we need a response.
- Mail boxes in the pond area; Russ replaced 4 mailboxes that were damaged beyond repair and spray painted and fixed several other boxes and numbers on boxes.
- Mail box posts: Scouts, as previously approved by the Board, will do the staining of posts on October 2.
- Mailbox surrounds. No progress from last meeting. 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 under warrantee. In addition, Russ 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. Rick did inform Steve that the test run of emails out of our system appeared to be working and the hope is that we will have a working system. Steve made a motion that we import all our resident email addresses into Vertical Response, which will be a free service, as our primary methodology for contacting Hidden Valley residents. Motion made and passed unanimously.
- Greg and Danielle need to have their Board biographies put up on the website. Steve added Board members to the biography pages so that all members are listed but biographies still need to be updated.

### **Social (Open):**

- Updates: nothing to report

### **Communications (Danielle):**

- No updates – Danielle absent, however she forwarded Steve an email outlining progress she has made regarding welcome baskets, covenant delivery and gathering homeowner contact information. Danielle has attempted to contact new owners personally, but it was noted that some have been missed. Board would like a recap at each meeting, a simple list of which homes had welcome baskets/covenants delivered.
- Action Items: Danielle to provide Board with a monthly recap of welcome basket.

### **Old Business:**

- Insurance renewal. Some clarification was received and the coverage in place covers the Board but not the ACC members. Board feels we have adequate information regarding current policies in effect.
- Steve to still submit annual meeting minutes to the Board and website.
- Landscape survey – temporarily put on hold
- Standardized terminology of covenants – temporarily on hold.
- HV usage of “Next Door” website – Steve to still work on a working methodology for using this service.

### **New Action Items:**

- Grounds – Brian to continue inspection of islands for tree removals. Brian will start working on the bid process for 2015 landscaping, with the goal to have the bids ready to go out by November.
- Property – Russ to pursue getting last year’s surround maintenance redone, as needed, under warrantee coverage. Russ also to do a general inventory of any other repair/replacement issues with regards to the surrounds and mailboxes, including graffiti clean-up.
- Administrative – Steve to follow up with the new contact for the final open Board position.
- ACC – Dana to follow up with homeowners that have PODS in their driveways.
- Web page – Greg and Danielle need to update their biographies.

**New Business:**

- No other new business matters brought up.
- Next meeting scheduled for Thursday October 23, 2014, tentative upon Board member schedules at 7:30.

Move to adjourn at 9:45pm

Respectfully submitted,

Greg Oldenkamp  
HVHA Secretary