

**HIDDEN VALLEY HOME OWNERS ASSOCIATION  
JANUARY 20, 2015 ANNUAL MEETING  
MINUTES**

**Call to Order:**

- Meeting called to order at 7:05 pm by President Steve Weber
- Attendance: Board members; Dave Thiede, Dana Frey, Greg Oldenkamp, Steve Weber, Rick Fryar, Brian Bluhm and Russ Eigenheer.
- Resident attendance: per physical count and sign in verification, there were 43 residents in attendance, representing 31 homes.

**Welcome (Steve):**

- Steve gave a welcome address to the membership to start the meeting.
- Current Board members were introduced.
- Steve indicated that he will be stepping down as President at the conclusion of the annual meeting.
- Steve outlined the Board Objectives, laying out what each Board position is responsible for and for what the Board is responsible for in general, from common property, to mailboxes, to covenant enforcement to quality of life.

**Treasurer's Report (Dave Thiede):**

- Dave presented a pie graph which depicted spending by category and walked through the major items, giving a general overview.
- Budget: Dave walked through the 2014 budget and compared it to actual results, again giving a high level overview of 2014 activity. A resident raised the question regarding the possibility of having the financials put up on the website. Both Dave and Rick Fryar explained the difficulties and concerns with this and stated that any homeowner wanting a copy only need email the Treasurer and they will receive a copy.
- Dave noted that we ended the year with a surplus of \$5,066.78. No specific purpose has been identified for the surplus, current and prior, but acknowledged that repairs of monuments, mailbox surrounds and islands would put demands on our financial resources. From the floor a resident asked how high the surplus need be before association dues go down. Dave and other Board members made general comments to identify some of the future costs that the association may incur. A general discussion was held on mailbox replacement as well.
- Current assets held by HVHA are as follows; Total of \$17,533.24 with \$2,631.32 held in checking and \$14,901.92 held in savings.

**Physical Property (Russ Eigenheer):**

- Russ addressed the group, giving a general overview of the mailbox repairs that were made during the year. Some mailbox posts remain unpainted due to weather issues and will be addressed when the weather gets warm.

### **Common Property (Brian Blum):**

- Brian addressed the group regarding the general activities of the common grounds.
- Brian mentioned that as of the annual meeting two contractors have expressed interest in doing our annual lawn maintenance.
- A question was asked about tree replacements and Brian explained in the one example from 2014 that he polled the neighbors that lived by the island in question to see what kind of replacement they wanted and tried to go with their wishes.
- A question was asked about the monuments on 74<sup>th</sup> street and their general upkeep. Brian said this will be addressed in the new year.
- Other issues regarding trees were brought up that were related more towards City of Cottage Grove issues, which Brian will forward to the City.

### **Website (Rick)**

- Rick addressed email addresses and that we went to a new email system and he will be testing the system to clean up bounce back failures. 179 houses are on email addresses.
- Updated the group on website visits and general website issues.

### **Social Activities (Steve)**

- Steve gave a general update on this vacant position. Only two activities in 2014 were officially sponsored by HVHA, the annual garage sales and the Santa Visit.
- Lengthy discussion on garage sales, general communications, how to support. One resident stated that she thought garage sales were prohibited by the Covenants, but no one else thought this accurate. She was going to research.
- Steve stated that in 2014 that no annual picnic or gathering was planned or occurred.

### **Welcome (Steve):**

- Steve gave a general update on this vacant position.
- Welcome baskets. Steve indicated this process had fallen by the wayside with the lack of an administrator or a Welcome position. Steve noted that Danielle Thrush took over the position and resigned later in the year. Steve noted that of the 25 new homes that 19 of them have received a welcome basket.
- A non-binding show of interest was that there should be a homeowner directory of some sort.

### **ACC Coordinator (Dana Frey):**

- Dana gave a general overview of the ACC Coordinator position and a general job description. Dana indicated that she does a lot of the ground work and fact checking for the ACC and processes over 300 emails annually as part of the ACC review.
- Dana indicated that the ACC received 29 requests for approval in 2014, and that she responds to each request in as timely a fashion as possible. Of the 29 homeowner requests, 12 were approved same day, 11 received responses in 1-5 days and the other six received responses in 6-10 days.
- Of the 29 requests, 27 were approved and 2 were denied.

### **Violation letters (Dana):**

- Dana indicated that she is in charge of violation inquiries. Dana indicated that there were 9-10 violation inquiries in 2014 but that she did not send any violation letters but instead attempted to obtain resolution through a more informal process.
- A member asked about the process for sending violation letters and how we handle it and document it.
- Member addressed what the Board is doing to address violations and that the Board has the ability to place liens against a home(owner) in violation.
- It was asked, is the ACC liable for its decisions? Helen Brosnahan (ACC member) and members of the Board addressed the issue, stating that the ACC is a committee of the Board and the Board is ultimately responsible for all its decisions.

### **Governing Documents (Steve):**

- Steve addressed the membership, giving a breakdown of our three governing documents, the Articles of Incorporation, the By-laws and the Declaration of Covenants.
- Articles: Establish the association, defines the membership.
- By-laws: Defines member meetings, defines the Board and its officers and assessments.
- Covenants are the rules for the neighborhood during and after completion of construction. Steve went on to give more detailed description of the sections of the covenants and the key areas.
- We have 11 additions but only four Covenant documents. Steve gave a detailed explanation of how our covenants are set up by addition.
- Covenant section 9 – outbuildings. Lengthy discussion on covenant language, legality, rewriting the covenants etc.
- Board will continue to work to codify existing covenants, standards and guidelines.
- Steve read a letter, sent by Mike Rygh and submitted by resident Sue Stoner, that stated it was his original intent that sheds and outbuildings not be allowed.

### **(Election):**

- Steve explained our election process, per the by-laws, and that we were now restarting the process of electing for three year terms. The current Board members whose terms were deemed up for election (longest tenured members) were; Dana Frey, Dave Theide and Russ Eigenheer, all of whom stated that they would run for another term. In addition to the three existing Board members, prior to the annual meeting residents Sue Stoner and Mark Oszman indicated their desire to run for the Board. At the meeting residents Chris Corporaal and Tristie Kennedy expressed their desire to be on the ballot as well, and were included.
- Prior to taking the vote for three Board members, both Sue Stoner and Russ Eigenheer expressed their desire to be taken off of the ballot.
- A vote was held, Board member Russ Eigenheer and resident John Burbank tallied the ballots, which instructed residents to vote for up to three Board members. The three highest vote getters, Dana Frey, Chris Corporaal and Dave Thiede were elected to three year terms.
- The two nominees not elected, Mark Oszman and Tristie Kennedy, will be offered the opportunity to take over the remaining terms of the vacant Board member positions.
- Positions will be assigned when the new Board first convenes.

**New Business:**

- Steve mentioned the possible class action lawsuit regarding original shingles used in the original construction of Hidden Valley homes.
- A resident brought up the issue of blind intersection around the Ponds area hill.

Move to adjourn at 9:45pm

Respectfully submitted,

Greg Oldenkamp  
HVHA Secretary