

**HIDDEN VALLEY HOME OWNERS ASSOCIATION
BOARD MEETING OF NOVEMBER 22, 2015
MINUTES**

Call to Order:

- Meeting called to order at 7:30 pm by President Brian Bluhm
- Attendance:
 - Board members; Dave Thiede, Dana Frey (via phone), Greg Oldenkamp, Rick Fryar, and Brian Bluhm
 - ACC representative(s); (none present).

Residents Forum (Brian):

- Resident issues: None brought forth, no residents in attendance.

Administrative Housekeeping (Brian):

- Annual Meeting: It was noted that the annual meeting, in compliance with the by-laws, would be scheduled for Tuesday, January 19, 2016. Dave will update last year's notification postcard for the current year and send to the Board for review.
- Action item: Prepare and mail annual meeting postcard 15 days prior to 1/19/2016.

Secretary Report (Greg):

- Nothing to report.

Treasurer Report (Dave):

- Treasurer's report was submitted and accepted. Current association balance is \$26,929.25 as follows; Savings - \$14,906.02 and Checking - \$12,023.23.
- Dave reported that there are still six unpaid annual dues plus the vacant property at 7303 HV Lane. Dave is adding late fees to the outstanding balances and if unpaid at year end will include with the 2016 bill. Dave stated his belief that since the covenants are attached to the deeded property, that any outstanding dues also attach, so eventually anything past due should be collectible, if a house is eventually sold.

ACC (Architectural Control Committee (Dana)

- Review of requests and actions. Dana reported no significant activity other than a denial for a children's playhouse. Discussion was held as the structure was already being moved onto the property and there had been some communication between the homeowner and the Board. Brian was going to follow up with the homeowner regarding the denial.
- It was noted that a home sale, waiting final closing, included on its property a pre-existing play structure. The Board acknowledged that at this time it would be difficult to require the current homeowners to remove the structure, as it had been up for many years and there was some question as to whether or not it had ever officially been approved. The consensus was

that we would ask the realtor to present a letter of intent to the new homeowners that they would only use the structure for its intended purpose, and not for general storage, etc.

- Action item: follow up with realtor regarding sale of home with play structure, Brian to talk to homeowner wishing to put up a new playhouse structure.

HVHA Homeowner Violation(s) and Contacts (Chris)

- Log of reported issues:
 - Chris not present, but it was mentioned in his absence that more letters regarding current violations would be going out, but they were not specifically identified.
- Violation status: no violation status updates.
- Action item: none

Grounds Maintenance (Brian):

- Brian noted that he hadn't received any other bid submissions for 2016 lawn maintenance, other than from our current vendor, Elegant Landscaping. In lieu of no other bids, and the fact that Elegant's bid came in similar to 2015's contract and that the Board had no issues with the work performed, we agreed to enter into a 2016 contract with Elegant for lawn maintenance work, same as last year.

Physical Assets - Grounds (Vacant):

- Nothing to report. Some preliminary discussion that going forward we most likely need to establish a monument committee, as the current status of our monuments will in the near future require replacement or major repairs.
- Action items:

Website (Rick):

- Updates: No major updates, just a general discussion that we should be using the website more for permanent records retention, such as newsletters, Board minutes, ACC letters of approval and denial, etc. Nothing finalized at this point, other than identifying the need for centralizing some of our core documents.

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Social (Open):

- Nothing to report.

Communications (open):

- No updates

Old Business:

- Nothing to discuss at this time.

New Action Items:

- Nothing significant to discuss

New Business:

- None
- Tentative date for next Board meeting, January 7, 2016, location to be determined.

Move to adjourn at 8:30pm

Respectfully submitted,

Greg Oldenkamp
HVHA Secretary