

**HIDDEN VALLEY HOME OWNERS ASSOCIATION  
BOARD MEETING OF SEPTEMBER 3, 2016  
MINUTES**

**Call to Order:**

- Meeting called to order at 8:30 pm by President Brian Bluhm
- Attendance:
  - Board members; Dave Thiede, Greg Oldenkamp, Rick Fryar, Chris Corporaal, and Brian Bluhm
  - ACC representative(s); (none present).

**Residents Forum (Brian):**

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

**Administrative Housekeeping (Brian):**

- Board vacancy: It was noted that Darcy Wahl never filled the Board position that she indicated she would take at the annual meeting and that she is not officially a Board member. The Board has only six of its nine positions currently filled.

**Secretary Report (Greg):**

- Nothing to report.

**Treasurer Report (Dave):**

- Treasurer's report was not submitted at this meeting.
- Dave reported that there are still nine homes with delinquent dues, including two from the prior year. We will look into filing a lien on 7303 HV Lane.

**ACC (Architectural Control Committee (Absent))**

- Review of requests and actions. It was noted that there were no significant ACC requests and no denials issued since the last meeting.
- The Board in attendance indicated that there needs to be better and available documentation of ACC requests and actions. Chris motioned that we request that an updateable Google sheet be created that can be shared with the Board. Brian seconded the motion, motion carries unanimously.
- Action item: Rick to set up Google accounts for the Board.

**HVHA Homeowner Violation(s) and Contacts (Chris)**

- Log of reported issues:
  - Two issues reported, signage and trailer storage.
- Violation status: letters were sent out regarding the signage.
- Action item: None at this time, just for Chris to monitor compliance.

**Grounds Maintenance (Brian):**

- Island #16 received Board approval for being the next overhaul for repair and refresh.
- Island #10 needs action soon for repairs.

**Physical Assets - Grounds (Vacant):**

- It was again noted that we need to review and come up with a plan for mailboxes and the surrounds, as many are again in disrepair and showing rot. It was agreed that a master plan is needed to chart the repair and replacement. Brian will start checking on costs.
- Action items: Continue checking on costs for mail box repairs and monument landscaping and replacement.

**Website (Rick):**

- Updates: Nothing to update.

**Social (Open):**

- No updates

**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, not known, will be set as needed.

Move to adjourn at 9:30pm

Respectfully submitted,

Greg Oldenkamp  
HVHA Secretary

