

HVHA BOARD MEETING
May 17, 2011
7:00 – 9:30 at REMAX/Cottage Grove

Board Members Present

Hollie Hernandez, Dana Frey, Dave Thiede, Russell Eigenheer, Anne Dwyer, Dawn Williams. Absent: Bill Dwyer

Mark Oszman and Gloria Hamilton have also joined the Board and will be present at the July meeting.

Visitors

Matt Frey, Vicky Smith, Larry Smith

Also Present

Sue Stoner, HVHA Administrative Assistant

Architectural Control Committee (ACC)

Matt Frey has agreed to return to the ACC Committee as its Chairperson. Russ Eigenheer made a motion to approve his appointment and the motion was seconded by Anne Dwyer. All approved the motion.

Russ Eigenheer moved to approve the appointment of Helen Brosnahan, Chad Pederson and Charlie Lightenberg to serve on the Committee. The motion was seconded by Dawn Williams and all approved the motion.

Matt Frey presented a detailed proposal for how to handle ACC requests in the most efficient manner possible, with an emphasis on electronic communications and documentation whenever possible. Sue Stoner will contact our web hosting company to see if it will be possible to develop an online form that can be completed and simply e-mailed. There was discussion about how to best serve the needs of all residents, keeping in mind that not all residents may have access to a computer. There was also discussion about how to inform residents once the procedure is firmed up. There was the possibility of sending a post card to each resident, place a notice on the mailboxes or sending a hard copy of the form to all residents. A decision won't be made until it is determined how much the website can be utilized for this task. The Board wishes to thank Matt Frey for agreeing to chair the ACC and Helen, Chad and Charlie for serving on this very important Committee.

ACC Report: Approval was granted to replace windows with the same color and kind. A resident requested approval to remove a portion of the porch railing on his home. Matt has started that approval process.

Reminder: The covenants state that NO changes to the property shall incur without submitting a proposal to the ACC for approval.

Monument Report

The Board is committed to getting the monuments finished in a timely manner. Dave Thiede has been in contact with Tom Patraw, the contractor, in order to get this project completed. Tom indicated that he is on another big job at this point. Items that need to be taken care of include: removing the large nails on the old monument, pulling the boards off, placing dirt in the planting areas, and defining the edges of those areas, sodding where there is just dirt and dropping dirt and overseeding other areas. There is also some concern about the existing sprinkler heads. There was much discussion about the timeline as the Board has been receiving questions and complaints from homeowners about the lack of progress in getting it completed. One thousand dollars of the money is still being withheld pending completion. There was some consensus about giving him until June 15 to complete the work. Hollie Hernandez will contact him on June 1 if the project isn't completed.

There has been some rust noted on the monument. Dave Thiede made some repairs according to instructions that were given to him, but there still needs to be some sort of sealant put on the metal parts of the monuments. There was also discussion as to whether a metal stain should be used to tone down the brightness of the medallions.

Anne and Bill Dwyer will help to plan the plantings for the areas. There isn't very much money budgeted for that portion and they are willing to do research to try to get the best possible pricing on those plantings.

There is still a need to lower the electrical boxes and move them behind the monuments. The Board will get three bids for that work.

Social Committee

Steve and Melinda Weber and Ann Oldenkamp have offered to head up a Social Committee. Rick Michalec has an interest in organizing a golf tournament. Steve and Melinda presented some idea for a BBQ to be held in the Hidden Valley Park this summer. Everyone thought it would be a good opportunity for residents to get to know each other and enjoy a great meal. We have had picnics in the past and they have been a great success. There was some discussion about scheduling it on the same date as the Night to Unite activity (National Night to Unite is: Tuesday, August 2nd).

Sue Stoner will send out an e-mail asking for volunteers to help plan the BBQ and will also send an e-mail asking residents to express an interest in a golf tournament. . .not necessarily to be held the same day.

Mailbox Surrounds

Dana Frey and Jane Maurer have completed an inspection of the mailbox surrounds and a color coded list was presented by Dana Frey indicating which mailboxes appear to be in the most need of repair or replacement. Dave Kropelnicki will be giving us estimates on the cost of the repairs. There might not be enough money in the budget to make all repairs, and some might need to be repaired on a rotating basis. There was discussion about replacing with maintenance free materials. The cost of that would have to be determined. If such replacement is done it would begin with mailboxes that are in need of the most repair.

Dawn Williams has been restraining the freestanding mailboxes in the areas down by the pond. Thank you Dawn for your hard work.

Dues

Sue Stoner presented a report regarding the collection of the yearly dues. There are still 52 homeowners who have not paid their dues. On June 1, those outstanding dues will begin drawing interest. At that point, the Board will begin calling residents who have not paid. There is a cost incurred with postage to mail reminders and it was determined that calls would be made first.

Surveys

Sue presented a recap of the survey questionnaire responses so far. A complete report will be posted on the website when all homeowners have responded.

Website

The Board would like to see the website become an important communication tool for Hidden Valley residents. In the future there are plans to add paid advertising (for Hidden Valley residents only) who own a business and would like to advertise on the site.

A section call "The Way We Were" will also be added. Homeowners will be encouraged to e-mail photos of the development in its early stages, homes being built, the pond being built, etc. Suggestions for the website are always welcome. It continues to be a work in progress as Sue becomes more familiar with the hosting software.

Insurance

There was discussion about whether or not to increase our insurance coverage for the monuments and common areas. Dana discussed our current coverage with our agent and the Board determined that no changes would be made this year. This will be tabled until later in the fall.

Lawn Care

The Board has contracted with Red's Snow and Lawn Service to maintain the center islands and the other common areas. This May spring cleanup will be completed on all islands and shrubs. On an ongoing basis during the summer the islands will be maintained and mowing will take place every other week on Thursdays. The Board has received positive comments from homeowners on the work that has already been completed. Red's estimates that they are about halfway finished with the center islands. Ventura Hernandez has stenciled numbers on the islands to make it easier to refer to a particular island if issues arise.

Violations

There are concerns about the general appearance of certain properties within the development, i.e. weeds, general property and lawn care, trashcans sitting out, etc. Some of the concerns can't be addressed through the covenants because they relate to city ordinances. Residents would need to contact the city to request that action be taken. The Board wishes to remind residents that the appearance of individual properties will reflect in a positive or negative manner on all other properties. Most lawns and properties are well kept and should serve as a model for others to follow.

Dana Frey will work with Sue Stoner to deal with covenant violation issues. Residents are encouraged to contact Sue or Dana if they see that a covenant violation is occurring. Your name will be held confidential.

Violations: A violation letter was sent regarding the boat parked behind a lot near the walking path. The resident has removed the boat.

The next meeting will be held on Thursday, July 21 from 7:00 – 8:00.

Respectfully submitted,

Susan Stoner
HVHA Administrative Assistant