

HVHA BOARD MEETING  
August 4, 2011  
7:00 – 9:30 at REMAX/Cottage Grove

Board Members Present

Hollie Hernandez, Dana Frey, Dave Thiede, Russell Eigenheer, Anne Dwyer, Dawn Williams, Bill Dwyer, Mark Oszman, Gloria Hamilton

Absent

Sue Stoner, HVHA Administrative Assistant

Visitors

Matt Frey, Steve and Melinda Weber, Steve (Red's Lawn)

Architectural Control Committee (ACC)

Matt Frey presented a report from the ACC Committee. Six requests have been made and approved.

Since there are now four members on the ACC Committee and the Covenants specify that there should be three members, Matt Frey made the request to remain on the Committee as the facilitator. He will do so as a non-voting member. The request was approved by the Board.

There was some discussion about whether or not large lawn ornaments needed to be pre-approved by the ACC Committee and whether or not they are considered to be a "structure." Is there a need by the ACC Committee to define what a structure is?

Matt presented the updated ACC Approval Form and indicated that the ACC portion of the website is up and running.

The Board was asked if they felt a need to remind residents of the ACC Committee and that the online option is available. Since e-mails for every resident are not available, it was suggested that a mailing be done. The Board decided to send a mailing later, possibly with the dues invoice. An e-mail could still be sent.

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

Dues

There are still about five residents who have not paid their association dues.

Electrical/Monument

The consensus of the Board is not to pursue the company that constructed the monuments in Small Claims Court.

Their license has not been pulled, but the company will not be allowed to pull work permits in Cottage Grove.

The electrical has been brought to code on the monuments by Merit Electric and inspected.

#### Mailbox Surrounds

Mailbox surround repairs have been made and staining has been done. Dianne Hedevaré has agreed to restrain the remaining mailbox posts down by the pond areas.

#### Sprinklers

There needs to be some changes made to the sprinkling pattern around the new monuments in order to provide complete coverage. Currently the sprinklers on both sides of the monuments are hooked together with Bill Dwyer's system and he has been paying the watering for the monuments. Dan from Minnesota Irrigation recommended that they be split, with the addition of three sprinklers on each side of the street. The current heads rotate 360 degrees and with the addition of three heads for a total of six heads on each side, the heads will spray a smaller pattern and reduce any spray directly on the monuments. The estimate for that work would be \$800. Fast Cut recommended adding one head for \$400, but that would not solve any overspray problem on the monuments.

No decision was made.

#### Red's Lawn

Steve from Red's said that he has put in some extra hours on the berm areas. They have tried to kill the broad leaves as far as the crests of the berms. He recommended replacement of items that were lost on the center islands next spring. He will let us know what the costs involved would be. He also suggested overseeding in some areas. They have been cutting the grassy areas to 2.5 inches. Monuments are being mowed every other week. The new sod was originally fertilized so the growing will now begin to slow. Hollie Hernandez said she would like to be the one to interface with Red's Lawn.

#### Picnic

Steve and Melinda Weber updated the Board on the planning of the upcoming picnic. ABC Rental has agreed to provide a tent and Custom One Homes will provide the meat and the porta pot. They are planning for 100 people. The Board allotted \$100 for picnic expenses.

#### Closing Documents

Hollie Hernandez submitted a packet entitled Condominium/Townhouse/Cooperative Addendum Common Interest Community to the Board indicating the responsibility of the realtor and the Association when

someone purchases a home in Hidden Valley. She feels that the Association has been lax in providing necessary financials, covenants, by-laws, rules of incorporation, and amendments and suggested that the Association start charging \$75 - \$50 for these documents, including the Resale Disclosure Certificate (which indicates that Association dues have been paid). Discussion was tabled until more information can be gathered regarding past practices and what has typically been requested by realtors and title companies.

### By Laws

President, Hollie Hernandez, handed out copies of the By-Laws to each Board member. She said she had spent some time reading through them and everybody else may want to as well as far as how the Board is structured, what it means to everybody, and the term of the Board. Maybe then in the next meeting time can be taken to address any concerns the Board might have.

At that point, Hollie Hernandez resigned from the Board.

Transcribed from taped minutes by Sue Stoner, HVHA Administrative Assistant