

**January 15, 2019**  
**HIDDEN VALLEY HOME OWNERS ASSOCIATION ANNUAL MEETING**  
**MINUTES**

Call to Order:

- Meeting called to order at 7:20 pm by President Brian Bluhm
- Attendance:
  - Board members; Brian Bluhm, Dave Thiede, Rick Fryar, Chris Corporaal, Dana Frey, Kelly Dawn and Administrator - Carissa Erie.
  - Resident attendance: Per sign in verification, 14 residents attended the meeting

Welcome (Brian Bluhm)

- Brian started the meeting by giving the attendees an overview of what has been going on in the neighborhood.
- He discussed the progress of changing out our mailboxes.
  - There will not be a surround around the mailboxes as they are too expensive and too maintenance heavy.
  - We will likely move to secure, locked cluster mailboxes.

72nd Street Monument (Brian Bluhm)

- Brian informed the board that we are continuing to get bids from different companies.
- We plan to keep and trim up the existing Crabapple trees.
- The overall look will be a mix of stone and brick in order to combine elements from the other two monuments and give the neighborhood a cohesive look.

Financial Report ( Dave Thiede)

- Dave informed the meeting that we spent approximately 50% of our budget on the islands and 24% on landscaping.
- He told the meeting that we started 2018 with a budget of \$41,111.61 and ended the year with \$42,361.29.
- We do not plan to have any new assessments or increase in dues for this year
  - We can afford the monuments within our current budget.
- Dave informed the meeting that there are 24 late dues.
  - We have a 10% interest rate for late dues.
  - We can place a lien on excessive late dues.
- An attendee asked a question regarding late dues:
  - how soon do we put a lien on a property, do we wipe the books clean if they don't pay?
  - Dave and Brian answered the question:
    - We let the dues stack up first, so that the cost of placing the lien on the property is less than the amount owed.
    - We don't wipe the books clean; the dues are well kept track of.
    - We make sure new homeowners get covenants from their realtor and our aware that there are yearly dues.
- Another attendee asked if we could post the financial reports online.
  - Dave answered that we could, in a secure area, but suggested that it might be easier to email him.

### Website (Rick Fryar)

- Rick gave an update on our webpage. He told the meeting that we added a Facebook button to our webpage.
  - There are 41 registered and validated home owners on our Facebook page.

### Neighborhood Events (Dave Thiede)

- Dave brought up that the neighborhood is getting younger and that there used to be a lot of social events, such as Easter Egg hunts.
- The board would like to host social events again, but is in need of a Social Events Coordinator.

### ACC Report (Dana Frey)

- Dana gave the meeting an overview of the ACC reports.
  - She said that there were 28 ACC requests and that 27 were approved.
    - The 1 left over is not finalized yet.
- She told the meeting that main requests were about fences, tree removals, and one pool.

### HVHA Homeowner Violations (Chris Corporaal and Brian Bluhm)

- Chris Brian updated the meeting on the violations that had occurred.
- Chris said that they were mostly for trailers on properties.
- Brian said that most were promptly resolved, with only one refusal, that was later resolved after an additional legal letter was sent.
- An attendee stated that he was angry because he received a threatening violation letter warning of financial costs for an unauthorized fire pit in a neighborhood island.
  - Brian told him he was sorry it was perceived as threatening and that it was not intended to be that way.
  - The attendee said he would have liked to have been approached in person instead.
  - Brian then informed him that board members did knock on the doors on that street in order to talk to homeowners there about the problem.

### Attendee Question

- Another attendee then asked about making the neighborhood playground bigger, with more slides, swings and things to climb on.
  - Brian and Dave answered that we do not have jurisdiction there since it is city property.
  - Rick mentioned that we did add a horseshoe pit, but it has been vandalized.
  - Dave will look to see if we are on the city's list for a playground upgrade.

### Volunteers (Rick Fryar)

- We have many spots open on the board.
- We need lots of help and would love volunteers.

### Finances (Dave Thiede)

- We will move to solar lighting for the 72nd St. Monument.
  - That will save a lot of money since the electric bill is a large expense.

Meeting was adjourned at 7:55pm.

Respectfully submitted,  
Carissa Eric  
Administrator

