

HIDDEN VALLEY HOME OWNERS ASSOCIATION

JANUARY 21, 2020 ANNUAL MEETING MINUTES

Call to Order:

- Meeting called to order at 6:30 pm by President Brian Bluhm.
- Attendance:
 - Board members; Brian Bluhm, Dave Thiede, Rick Fryar, Chris Corporaal, Dana Frey, and Administrator - Carissa Erie.
 - Resident attendance: 19 residents attended the annual meeting.

State of the Hood (Brian Bluhm)

- Brian started the meeting by introducing himself as the President and giving the attendees an overview of what the association does and what they can help residents with.
 - He stated that if residents have any issues, they can email the board about it and that he receives most of those emails.
- Brian then moved onto the fact that more volunteers are needed and that the board can have up to 9 members.
 - Dave mentioned that we have many new families and that it would be nice to hold neighborhood events again like the Easter Egg Hunt. We just need a volunteer to take up the social events position.
 - Rick Fryar introduced Dave Thiede as the Treasurer.
- Brian then introduced Dana Frey as a member of the Architectural Control Committee.
 - He outlined that the ACC has to approve all exterior changes to the homes and landscaping.

- Brian then introduced Rick Fryar as the Webmaster and Carissa Erie as the Administrator.

Landscaping (Brian Bluhm)

- Brian notified the attendees that the association has terminated their contract with Hidden Valley's current landscaper, Elegant Landscaping.
 - He noted that both parties were moving in different directions and were happy to part ways.
 - Brian stated that the association would like the new landscaping company to be able to handle many different things, such as:
 - landscape design
 - landscape maintenance
 - mailbox maintenance

Mailboxes and Monument (Brian Bluhm)

- Brian announced that the cluster mailboxes will be replaced as soon as possible and that the wooden surrounds will be going away completely.
- An attendee asked if the concrete pad will be the same size as the current one.
 - Brian: Yes
- Brian noted that the postmaster does the rekey, but that the association will distribute the new keys.
- He stated that all the cluster mailboxes will be replaced.
 - Leaking mailboxes will be replaced first.

- Dave Thiede pointed out that there is a mailbox and monument fund, so there will be no additional charges to residents in their dues.
- Brian then informed the attendees that the 72nd St Monument will be updated and that the 73rd St Monument needs new landscaping.
- An attendee asked if the streets with non-cluster mailboxes have a place designated for a new cluster mailbox to be placed.
 - Brian: No, the residents on those streets will have to come to an agreement on where to place a cluster mailbox on their street.

Architectural Control Committee (Dana Frey)

- Dana introduced another member of the ACC from the audience, Dawn Rankin.
- Dana then informed the attendees that the ACC received about 29-30 requests.
 - The majority were about things like fences.
 - all but 1 were approved.
 - not the chainlink, those are never approved.
- Dana stated that all big changes on houses or tree removal needs to be approved.
 - She said that the ACC does not need a yard survey.
 - Brian pointed out that if a tree is dead, you do not need approval to have it removed.
 - He said that if it is diseased, you can call the city to have them look at it.
 - An attendee asked if there is a time frame for how quickly a tree has to be checked out by the city.

- Brian: No

Violations (Brian Bluhm)

- Brian then moved onto an overview of the violations.
 - He said that there hasn't been any real big issues.
 - He explained that if we receive a complaint, we first send an email out, and then follow up with a letter, if necessary.
 - Most of the violation complaints we receive are from concerned neighbors; not from us policing the neighborhood.

Financial Report (Dave Thiede)

- Dave informed the group that the association currently has \$53,383.99 in the bank.
 - The money is just in a savings account, not in any investment accounts.
- He told the attendees that the mailbox replacements will cost about \$40,000 and that the monument will cost about \$15,000.
- An attendee asked about unpaid annual dues.
 - Dave: There are \$650 in unpaid annual dues.
 - Brian: You can't sell your home if you have overdue dues.
 - Rick: We charge interest on late dues.
 - Dave: Yes, we charge 10% per year.

- Dave: But if you have a hardship, let me know and we can work with you.
- Another attendee pointed out that it is hard to get the dues in on time, when there is not much advance notice. She asked if they are due at the same time every year.
- Brian: Yes
- Rick asked if we would like to consider new online payment options.
 - He will look into it.

Miscellaneous

- An attendee asked if there was any info on when the playground would be updated.
 - Dave: This summer or next summer.
- Rick said that there have been requests to change the date of the annual meeting, but that the bylaws don't allow the meeting to be in a different month.
 - He suggested that maybe we have a second meeting.
- Another attendee suggested having a call in option.
 - Brian said the problem with conference calls is finding a location with that function on the phone.
 - He suggested live streaming as an option, but then we would have to have the meeting at city hall.

- City hall's location would likely cut down the number of people physically attending the meeting.
- An attendee asked if the snow plowing was being done by the association or the city.
- Brian: The city.
- Brian then reiterated that we always need volunteers and if anyone is interested in planning the Easter Egg Hunt, he has plenty of experience planning it and can share the info with them.
- Rick then reminded everyone that they can email the board and that the HVHA has a private Facebook group.

Elections (Brian Bluhm)

- Brian wrapped up the meeting by letting everyone know that we have elections this year and if anyone wanted to run for a position, we could hold an election. Otherwise, the board will stay the same.
- No one asked to run for a position.

Meeting was adjourned at 7:11pm.

Respectfully submitted,

Carissa Erie

Administrator