

HIDDEN VALLEY HOME OWNERS ASSOCIATION

JANUARY 18, 2022 ANNUAL MEETING MINUTES

Call to Order:

- Meeting called to order at 6:30 pm by President Brian Bluhm via Teams Meeting.
- Attendance Online:
 - Board members; Brian Bluhm, Dave Thiede, Rick Fryar and Administrator - Carissa Erie.

Welcome (Brian Bluhm)

- Brian started the meeting by introducing himself as the President and one of the volunteers who help keep the association going.

Elections (Brian Bluhm)

- Brian stated that if anyone would like to run for a position on the Board, we will hold elections.
 - If no one wants a change, then we will leave it as it is.
 - He pointed out that we have 2 open positions and that we have been short members for quite some time.
 - If anyone is interested, we would be glad to have them.
 - There is no real time requirement to be on the Board. All that is required is for you to be a homeowner in Hidden Valley.
 - Brian stated that if anyone is considering it, just put your name in the Q&A Section of the Teams Meeting and someone will contact you.

Landscaping (Brian Bluhm)

- Brian notified the attendees that the association is looking for a new landscaper.
- The last one was not very good and ended up trimming some trees that he shouldn't have.
- Island Maintenance:
 - We would like to have a volunteer from each cul-de-sac to do island maintenance.
 - Only 1 household per cul-de-sac.
 - That household would not owe annual dues if they cleaned the island for the whole summer and fall.
- Island Makeover
 - We are looking for some new ideas for the islands.
 - We are moving to having the residents of the cul-de-sacs take the lead due to the expensive costs to hire it out.
 - Low end bids in the \$7000 range, up to \$14000 on the high end.
 - The island makeovers should have drought resistant plants.
 - Residents would submit a plan and budget to the association. If approved, they would be reimbursed by the association for the cost.
 - The 74th St. island needs to have the weeds cleaned out, needs new plants and will have solar lights installed.

Monuments

- The association received a bid of \$9000-\$14000 to have the 73rd St. Monument redone.
- Due to that cost, the association has decided to use volunteers instead.

- In the spring, volunteers will pull out dead plants, replace with hardy grasses and plants and refresh rock.
- In late April-May, volunteers will work on the 72nd St. Monument.
 - They will remove railroad ties, remove current plants except for the trees, replace the rock and add hardy plants.
 - They will also install solar lights.

Mailboxes

- In 2021 the association replaced the rest of the cluster mailboxes.
 - The post office took the lead on changing out the keys.
 - In 2022, we plan to replace free-standing mailboxes.

Architectural Control Committee

- Brian identified Dana Frey as the person who residents contact if they want to change anything on the outside of their property.
 - When submitting a ACC Request, please be as descriptive as possible.
 - The ACC is just to help us keep the neighborhood looking nice.

Financial Report (Dave Thiede)

- Dave informed the group that the association's balance as of 12/31/21 is \$16,098.89.
- He stated that the association has spent about \$52,000 on mailboxes.
- Dave said that the majority of the money that is spent by the association is used for mailboxes and maintenance.

- Next, he moved on to the Dues report.
- There are a total of 229 homeowners, and 16 of them have not paid their dues.
 - Continued unpaid dues will result in a lien being placed on that property.
 - Homes with a lien on them cannot be sold.
- We use Paypal to process online payments.
- Homeowners can also drop off a check at Dave's house to pay dues.
- We can also look into using Venmo for paying dues.
 - Possibly conduct a neighborhood poll to see if there is interest in using Venmo.
- Dave informed the attendees that we have an income of about \$17,362, and if everyone paid their dues, we would have an income of about \$20,000.
 - Therefore, we do not need to raise dues at this point in time.
- Dave pointed out that we try to be as efficient as possible in order to keep dues low.
 - We plan to move to solar lights in order to save money on utilities.
- He lastly said that anyone can contact him to get a copy of the financial reports.

Events (Brain Bluhm)

- We would like to do more events, but we need volunteers.
- We used to have Easter Egg hunts and golf tournaments.
- If anyone would like to create an event, just contact us to join the Board or volunteer.

Questions

Attendees could ask written questions into the meeting online via a live chat.

- An attendee asked if the 74th St. island would be done this year.
 - Yes
- Another attendee asked what the best course of action is to notify neighbors about very large events they are hosting.
 - Brian suggested they just walk over and talk to them in person. He also pointed out that very large events have to follow city ordinances and that there is an application from the city for block parties.
- Someone asked if fences are allowed.
 - Yes they are, but not chain link fences.
- Another person asked if there will be a neighborhood garage sale this year.

- Yes.
- Various questions came up regarding city ordinance issues.
 - The association does not handle things like barking dogs, that is a city ordinance issue.
 - We can post a link to the City Ordinances on our Facebook and website.
- An attendee asked if solar panels are allowed.
 - That would require approval from the ACC.
- Lastly, an attendee asked if there was any info on when the playground would be updated.
 - It is slated to be done this year.
 - You can find more info from the Parks and Rec Department.

Good Night (Brian Bluhm)

- Brian ended the meeting by telling everyone to keep an eye open for upcoming correspondence on maintenance.

Meeting was adjourned at 7:12pm.

Respectfully submitted,

Carissa Erie

Administrator

