

# Hidden Valley Homeowners Association

## January 19, 2023 Annual Meeting Minutes

### Call to Order:

- Meeting called to order at 7:08pm by President Brian Bluhm.
- Attendance:
  - Brian Bluhm – President
  - David Thiede - Treasurer
  - Dana Frey – ACC
  - Rick Fryar – Webmaster
  - Tony Khambata – Board Member
  - Carissa Erie – Administrator
- The meeting was also attended by 9 Hidden Valley homeowners.

### Introduction (Brian Bluhm)

- Brian Bluhm started the meeting by introducing the board members.
- He then let the attendees know that they can ask questions throughout the meeting by raising their hands.

### Landscaping & Maintenance (Brian Bluhm)

- Brian gave the attendees an overview of what we had accomplished this year and what we would like to do going forward.
  - We finished replacing the old mailboxes.
    - That was a 3 year project.
- We will update some of the islands once we have built up budget reserves.
  - They cost between \$3000-\$5000.
  - It has been hard to find landscapers who will work on those jobs.
- For the 73<sup>rd</sup> St. monument, we plan to have volunteers help with updating and cleaning up landscaping.
- The 72<sup>nd</sup> St. monument needs to have the broken branches picked up.
  - Brian will clean those up.
- There was a question from an attendee:
  - Where did the money for the labor costs of installing the mailboxes go?
    - Brian answered that there were no labor costs since the board installed the mailboxes themselves.

### Financials/Dues (David Thiede)

- The board decided to raise Dues at the last meeting.
  - We are one of the lowest cost associations in the area.
  - We have not raised Dues in about 20 years.
- There are about 15 homes behind on their Dues.
  - We have 229 homes in our neighborhood.

- Rick mentioned that if a home behind in their Dues is sold, we get the Dues money we are owed.
- There were 2 questions from the audience:
  - Are yard lights needed?
    - Yes
  - What is the expiration date of the covenants?
    - None
- Brian let the attendees know that if they had questions about the Finances, they should email Brian or Dave.

#### Architectural Control Committee (Dana Fray)

- Dana introduced one of the ACC members in attendance: Helen.
- Dana informed the group that there were 25 requests in 2022.
  - All but 1 of those requests were approved.
    - The denied request was for solar panels. The ACC tried to work with the homeowner and gave them parameters to work with, but they did not agree.
- An attendee asked if there were any issues with non-compliance.
  - Dana – Yes
- Another attendee asked if realtors know that there are covenants in our neighborhood.
  - David answered that new homeowners have to sign paperwork with the realtor that they agree to the covenants.

#### Violations

- Rick mentioned that we send homeowners certified letters through the mail if they do not respond to an initial violation complaint.
  - Additionally, we can take a homeowner to small claims court and then go to the Sheriff.

#### Website (Rick Fryar)

- We try to keep the website up to date.
- The garage sale is the most used portion of the site.
- Other things on our website are:
  - Meeting minutes.
  - Covenants are listed for all addresses.
  - Contacts are listed.

#### Closing (Brian Bluhm)

- We meet every other month, usually at the library.
- We need a Social Events Coordinator Volunteer.
- An attendee asked how long until we will have enough money to work on the 72<sup>nd</sup> St. monument.
  - 2 years

Meeting was adjourned at 7:43pm

Respectfully submitted,  
Carissa Erie  
Administrator