

Hidden Valley Homeowners Annual Meeting Minutes

January 28, 2025

Call to Order:

- Meeting called to order at 6:32pm by President Brian Bluhm.
- Attendance (Board Members):
 - Brian Bluhm – President
 - Dave Thiede –Treasurer
 - Rick Fryar – Webmaster
 - Sheryl Francis – Board Member
 - Dana Frey - ACC
 - Sue Hill - Board Member
 - Avalon Hutchinson – Board Member
 - Carissa Erie – Administrator
- Attendees (In Person): 15
- Attendees (Online): 11

Welcome (Brian)

- Brian opened the meeting by welcoming everyone who attended in person and online.
- He summarized what we would cover in tonight's meeting.
- Brian also mentioned that if anyone is interested in volunteering or would like to join the board, please let us know and Carissa will get you connected.

Maintenance (Brian Bluhm)

- Brian pointed out to the group that maintenance is our most expensive expense.
- We will have spring and fall cleanup of the islands and monuments.
- Island maintenance:
 - 2024 - trees rehab, clean up
 - 2025 - rehab islands, clean up
 - Remove trees, they are too expensive.
- Monument maintenance
 - Redo everything on 72nd street except for the crab apples trees.
 - Replace the monument with a boulder.
 - Consider solar lamps but evaluate as they don't stay on all night.
 - Consider solar lamps for 74th Street as well.

- Online comments: Please keep trees in mind on monuments for a sound buffer.
 - Brian – We'll keep them on the monuments; remove them from the islands.

ACC (Brian Bluhm)

- Anything you change needs to be approved by the ACC.
- HVHA had 35 requests last year, including:
 - windows
 - siding
 - sidewalk
 - generator
 - landscaping
 - painting
 - roof
 - hot tub

Financial Report (Dave Thiede)

- Dave explained that our balance starts low, then dues are paid, and we get more money in our bank account.
- We have some outstanding dues left.
 - We reach out to those who are late.
 - A few residents who are several years past due receive a lien on their property, preventing them from selling it.
- Our current balance is pretty good.
- Most of our money was spent on two islands.
 - Totaling almost 85% of all our money.
- We have insurance that can cover accidents with mailboxes.
- We can email residents the financial report documents.
- We have not figured out the 2025 budget yet.
- We have not had any assessments since at least 1998; we try to build reserves so as not to charge people more.

Pavement Management (Brian Bluhm)

- Assessment per unit about \$6329.73

- Benefit appraisal - \$7400
- Approximate Average Annual Payment over 15 years - \$630.92
- Schedule:
 - Neighborhood Meeting – December 10, 2024
 - Public Hearing – December 18, 2024
 - Council Approves Plans and Specifications – February 19, 2025
 - Project Bid Date – March 13, 2025
 - Second Neighborhood Meeting – Late March 2025
 - Construction Starts – Spring 2025
 - Construction Completed – September 2025
 - Assessment Hearing – October 2025
- Residents pay 45% of pavement assessment.
- A sports court and a shelter will be added to the park as a part of this project.
- Questions:
 - Is the HOA supposed to pay for some of this?
 - Brian – No, this is a city project.
 - Why is this assessment happening?
 - Brian and Dave – All of the city has pavement assessments.
 - I live on a corner lot; will I be charged for two streets?
 - Corner lots don't get double charged.
 - Will they rip up all the asphalt at once or in phases?
 - Phases.

Election & Volunteers (Brian Bluhm & Dave Thiede)

- We always need volunteers; we also need board members.
- New board member – Lydia Werner, lydiaiwerner@gmail.com
- Dave – we used to have events and would love to have someone help take that over.
 - We had a golf tournament
 - night to unite
 - gatherings in the park
 - maybe we have a cornhole tourney
 - These activities help with the safety of the neighborhood and allow the residents to get to know each other.
 - Attendee – we had a kids' bike parade; it was a 4th of July parade.
- Brian - we used to budget for these events and can do that again.
- Question - What committees do you want board members for?

- Social coordinator; we used to have a violations coordinator, but that is not as important to have anymore.
- Do you have monthly meetings?
 - We hold them about every other month.

Questions

- Are you raising dues this year?
 - Brian- we are not raising dues.
- Can we have the dues notice earlier ahead of time?
 - Dave - yes, but too early and people forget about it; we don't like to hound people for dues.
- We have a concern about the group home; we noticed there are a lot of police, cars and yelling. What do we do?
 - Brian - Report it to the police, we only have control over home maintenance issues.
 - Online member – Call the police if there are issues.
- Do the covenants allow rentals?
 - Brian- There are no covenants against rentals.
- Online question – Do we have a schedule for the islands being done?
 - Brian - We don't have a schedule yet; it depends on how much the bids come back as.
- Online question - do we have a company to do the clean up on the islands?
 - Brian - Yes, for at least the spring and fall clean up.
 - Dave - We are willing to reimburse people if they have ideas to beautify the public areas. Just submit your ideas to the board for approval.
- Can we do something about the Hinton Ave. berms?
 - Brian – Yes, we will contact the city, but people who own the property behind Hinton are supposed to maintain it. We can have the city enforce it.
- Can we revise the covenants?
 - Brian and Rick - We need a 75% vote of all the residents, and we would need to pay \$100 per property to re-deed.
- Will there be another Hidden Valley garage sale –
 - Brian – Yes.

Volunteer Sign-Ups

- Lance McMorro – Maintenance

- Jay Hill
- Steve Weber – Social Events

The meeting was adjourned at 7:33pm

Respectfully submitted,

Carissa Erie

Administrator