

Hidden Valley Homeowners Association Meeting Minutes

March 11, 20253

Call to Order: 7:03pm

Attendees: Brian Bluhm, Dana Frey, Lydia Werner, Dave Thiede, Rick Fryar, Carissa Erie

Introduction (Brian Bluhm)

- We have a new Board Member – Lydia Werner.
- We are likely to have more meetings this year to keep up to date with pavement management.
- Let's send out a newsletter to notify residents about dues coming up and cover the ACC approval process.
 - This should help get dues in on time.
 - Make them larger than the FedEx sized postcard, similar to the VistaPrint postcards.
 - Carissa will send out a newsletter including a payment link for upcoming dues soon.

Financials (Dave Thiede)

- \$14,000 in checking and \$2,000 in savings.
- Still looking into solar; battery storage is better now with LEDs.
- Dues bring in about \$25000.
- We have budgeted \$7800 for islands and earmarked \$6000 for monuments.
- We are not raising dues this year, but we will likely have to raise them in the years following.
 - \$100 for this year's dues.

Garage Sale

- Rick- Do we know when the city garage sale is?
 - We do not know.
 - It's usually first weekend in May.
 - Rick will post it on our website since a few residents have already inquired about ours.

Maintenance- Quotes (Brian)

- Nate's Landscaping has not responded to quote requests.
- Mile Landscaping quoted \$31000 for Spring cleanup in early April. Includes:
 - Blowing out rock beds.
 - Clean up pine cones and needles.
 - Trim bushes.
 - Pull and spray weeds.
 - Does not include tree trimming.
- Grey Cloud Outdoors quoted \$3226 for spring clean up. Includes:
 - Debris cleanup
 - Preemergent
 - Clean up turf
 - Edging
 - Mowing
 - Brian likes them the best, Lydia says they seem good, but are spendy, Rick likes them as well.
- Brian – are we in favor of Grey Cloud? – Yes
- Mowing throughout the year
 - Mile Landscaping has not given a quote.
 - Grey Cloud quoted \$6500.
 - that's too expensive, Brian – we should look for more quotes.
- Dana- Who mows Ann Dwyars yard? Maybe we could get them?
 - Perhaps we should inquire on Facebook to find someone and then add insurance to cover it.
 - Dave – we could also post a need for mowing in the newsletter,
 - Rick - we need to find out if we are insured.
- Grey Cloud Outdoors quoted \$18000 for the 72nd street monument. They will:
 - Remove 1 tree
 - Stump grind
 - Demo and remove sign
 - Remove mugo pine shrubs
 - Remove rock
 - Remove fabric
 - Add a new landscape bed with new rock.
 - They also said they could tear out everything before the pavement management and then redo everything after the roads are done.

Pavement Management (Brian Bluhm)

- 1 whole island needs to be removed because there is a manhole in the island.
 - The city will relandscape it.
 - It's the island in Brian's cul-de-sac.

Miscellaneous

- Rick- a resident has an issue with their neighbor's fence.
 - It's a city issue so we will refer them to the city - city code enforcement.
- Rick – a resident is asking about the group home-
 - in our bylaws it says nuisance businesses are not allowed.
 - The amount of police calls would help to qualify it for being a nuisance.
 - Brian will put in a data request on police calls for that property.
 - We can send cease and desist, but that's about it.

The meeting was adjourned at 7:52pm

Respectfully submitted,

Carissa Erie

Administrator