

Hidden Valley Homeowners Association Meeting Minutes

September 2, 2025

Call to Order

- The meeting was called to order at 7:03pm.
- Roll call was conducted, and the meeting was attended by: Rick Fryar, Dave Thiede, Sue Hill, Dana Frey, Carissa Erie, Sheryl Francis, Brian Bluhm & Lydia Werner (online).
- Four residents attended the meeting. One in person and three online.

Approval of the Agenda

- Brian Bluhm reviewed the meeting agenda.
 - Rick Fryar moved to approve the agenda and Dave Thiede seconded the move.
 - The agenda was approved.

Financial Report (Treasurer Dave Thiede)

- Dave told the meeting that the association is building up their bank account again.
- There is currently \$13,842.59 in the association's bank account.
- A resident attendee asked, in the course of repairing the roads, if the city can compensate us for redoing the mailbox pads that we recently replaced and paid for.
 - The board answered that the city didn't redo any of the new ones we did, they only replaced the old concrete pads.
- Dave reminded the attendees that anyone who would like his financial spreadsheets can email him.
- Next, Dave spoke about the Association Dues.
 - He stated that there are 18 outstanding dues.
 - Some are a couple of years old, totaling around \$400 past due each.
 - There is not much the association can do, but we can put a lien on the property for when they want to sell.

- We email the past due residents, and we send registered mail as well.
 - Registered mail is expensive, and it can be refused by the homeowner.
- We have recuperated a few late Dues.

Maintenance Report (Sheryl Francis & Brian Bluhm)

- Brian informed the meeting that Romeo is the lawn maintenance company we are currently using.
 - They seem to be doing fine, but Brian is wondering if they have a license to spray because there have been no signs posted, which they are supposed to do.

Architectural Control Committee (ACC) Report (Avalon Hutchinson/Brian Bluhm)

- Brian informed the group that he will go over this section as Avalon couldn't make it tonight.
- Dana asked if there is a full committee?
 - Brian – There is only Avalon currently.
 - We need more people on the ACC, and board members can't be on it.

Violations Report (Brian Bluhm)

- There were 8 violations this summer:
 - stored car
 - tall weeds
 - Weeds can't be over 8in by city code.
 - goes to city for them to deal with.
 - campers
 - trailers
 - stumps
- An attendee asked if residents can we take trees down if they are diseased?
 - Answer - Yes
- Dave suggested the association review the ACC guidelines again.

Unfinished Business (Brian Bluhm)

- Islands – we need to firm up the quotes for getting the islands redone.
 - We need to nail down the timeline as well.

- A lot of the islands need a rock refresh, and some need to be completely redone.
 - We will get quotes on labor for rerocking.
- Brian will publish a map on the HVHA website with the island's number and info on when they were or will be done.
- The city needs to put more dirt in the islands after the roadwork.
- An attendee asked about the overgrown trees near the Hidden Valley monuments in someone's yard. Is it HVHA or private property?
 - Answer- Its ours, and we can clean it up and rip down the overgrown trees.
- A lot of islands will be done next year.
 - Islands 10 and 7 will be redone, trees will come out and new plants and rock will be added.
- The 72nd Monument needs to be done, and we want to see if we can get it done this year.

New Business

- Dave – should we put up a survey on what residents think of the pavement work?
 - Rick- I can put it on the HVHA website.

Quarterly Newsletter

- Carissa will send one out this fall.

Fall/Spring Cleanup

- Dave- Will we hire someone?
 - Rick – will we have rock yet?
 - Brian - Probably not. Ok, well skip it this fall.

Board Comments and Requests

- Is Gateway Fiber done soon?
 - We don't know, but they did fire their installation crew.

Adjournment

- Rick votes to close the meeting.

- Dave seconds the vote.
- Formal close of the meeting at 8:09pm.

The meeting was adjourned at 8:09pm

Respectfully submitted,

Carissa Erie

Administrator