

Hidden Valley Homeowners Association Meeting Minutes

November 4, 2025

Call to Order

- The meeting was called to order at 7:00pm.
- Roll call was conducted, and the meeting was attended by: Brian Bluhm, Rick Fryar, Dave Thiede, Sue Hill, Dana Frey, Carissa Erie and Sheryl Francis.
- 2 attendees

Approval of the Agenda

- Brian Bluhm reviewed the meeting agenda.
 - The agenda was approved.

Financial Report (Treasurer Dave Thiede)

- Dave told the meeting that in 2024 and in years prior, the association had built up the savings account.
 - Installing new mailboxes in the neighborhood has depleted the savings account somewhat.
- We currently have \$28,818.31 in the savings account.
- Dave is considering putting some of the association's money in CDs.
- He then went over expenses. Dave noted that registered mail gets rejected and is expensive.
 - We have spent \$145 on it so far.
- There are 14 overdue dues.
 - How aggressive do we want to get?
 - Carissa will send emails out to overdue dues.

2026 Budget (Dave Thiede & Brian Bluhm)

- The 72nd Monument will cost about \$16000,

- Maintenance is the other main expense, such as spring and fall cleanups of islands.
- We plan to budget for the 74th street monument to be redone by Grey Cloud Outdoors this spring.
- Brian would like to earmark a couple of thousand dollars of the budget to have a legal review of our covenants and bylaws.

Maintenance (Brian Bluhm)

- Grey Cloud Outdoors has been hired to fix up islands.
 - November 4th – 17th they will be cleaning up islands, rock and leaves.

Emotional Support Animal Request (Brian Bluhm)

- The association received a request for owning chickens from one of the residents.
 - They are requesting permission for the chickens as a therapy animal.
- The association sought legal advice regarding this request.
- Emotional Support Animals (ESA) letters sent to us fall under the MN Human Right Act and the MN Fair Housing Act for HOA's since we are not a landlord.
- We are not a healthcare organization so HIPPA laws do not apply to us.
- Attorney advice:
 - Is this a reasonable request? - Attorney is inclined to say it is reasonable based on the aforementioned MN Acts.
 - Is this going to cause a hardship for the HOA or the neighbors?
 - For example: Will we or a neighbor have to do any additional maintenance?
 - The answer is most likely no.
 - Is it a threat to health and safety? - This is the grey area. Will there be unreasonable smell or noise?
 - Only one has to have the answer of "Yes" to deny the request.
- If we deny the request, the resident could put in a complaint to the state against us.
 - This will most likely result in the state telling us we cannot deny the request.
- What do we tell neighbors when they ask about the chickens?
 - Privacy is not expected since she is asking for a variance from our covenants and this not a medical record.

- In order to do this correctly, it has to be recorded (with address) in our minutes whether we approve or deny the request. If a neighbor asks, we can respond with the facts or steer them to the minutes.
- Our neighborhood deeds do not allow it currently.
- Roosters are not allowed and can only have 6 chickens – by city ordinance.

Deny – 5

Allow – 0

Abstain - 1

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

- ESA is an ACC request.

Results of Pavement Survey (Rick Fryer)

- About 10 percent response.
- General answer is C+.

Adjournment

- Rick votes to close the meeting.
 - Dave seconds the vote.
- Formal close of the meeting at 8pm.

The meeting was adjourned at 8pm.

Respectfully submitted,

Carissa Erie

Administrator