

# Hidden Valley Homeowners Association Annual Meeting Minutes

## January 20, 2026

### Call to Order

- The meeting was called to order at 7:00pm.
- Roll call: Brian Bluhm, Rick Fryar, Dave Thiede, Sue Hill, Dana Frey, Carissa Erie, Sheryl Francis, Avalon Hutchinson
- In person attendees: 12
- Online Attendees: 9

### Welcome (Brian Bluhm)

- Brian opened the meeting by welcoming those in attendance and those online.
- He went over the agenda.
- We have 2 board seats open and we only have 1 person on the ACC.
  - We don't necessarily have ACC meetings.
- Dave pointed out that we also need help for other things like a egg hunt and a welcome wagon.
  - We have the budget for it, we just need someone to take over the reigns on it.

### Maintenance Update (Brian Bluhm)

- Island maintenance: They had their spring clean-up and then we had to spend \$6000 fixing the islands after they were ruined from road work.
- 73<sup>rd</sup> St. monument was done in 2023.
- 72<sup>nd</sup> St. monument will be done this year.
  - Etched bolder like 73<sup>rd</sup>, remove shrubs, keep crab apples, the property next to them will be cleaned up as well since they are hvha property.
  - \$16,000 is best quote for this work.
- As we go through islands, we will try to keep the trees if they are still alive and healthy, if not, we will try to put new trees in.

Online Comment: please keep trees.

### Financial Report (Dave Thiede)

- The biggest expense was islands and maintenance, then spring clean-up.
- Mailboxes took most of our reserves in the past.
  - Approximately \$60,000.
- Brian – we are saving again to have a legal team review the bylaws to see what we can and cannot do to update them.
  - If we have to change them, we have to re deed houses which cost about \$30,000.
- Dave – we have 229 homes, with \$100 per, that’s about \$23,000.
  - Unfortunately, there are times when people don’t pay on time or anything.
  - When a realtor comes in, the dues will have to be paid with the sale of the house.
  - We try to inform people that there are covenants before they buy.
- We have about \$18,000 for 72<sup>nd</sup> monument.
- Right now, we would have about \$17,000 for 26-27 budget.
- Before mailboxes, we had some money in CDs, but now we don’t have a good amount to put in there.

Does anyone have any questions, or comets

Online Question: How much in past due?

- Dave - a couple of thousand dollars.
- about 6 properties.
- We do send registered mail.

Online Question: We spent \$6,000 for repair of islands from roadwork, is the city aware of that?

- Yes, but their hands are tied, but they don’t consider rock.

Online Comment: island 6 still has holes.

- Yes, that one is planned to be worked on.

Online Question: Who do they contact if their tree was damaged?

- City Public Works.

Audience Question: Is Gateway Fiber part of that?

- No, but contact Gateway, they want to have a good reputation.

Miscellaneous (Brian Bluhm)

- Brian- we are always looking for volunteers, want to have events.

Audience Question: Do we know the demographics of the neighborhood? Do we know how many kids we have in the neighborhood?

- Can we put a poll out to the neighborhood?
- Rick Fryer – yep, we can put that on the website.

Audience Question: What events were there?

- Dave - golf tourney, easter egg hunt, bike parade.

Audience Question: Do the lights on the 74<sup>th</sup> St. monument work?

- Brian - Sometimes, we are looking into replacing them.
- 72nds lights were removed.

Audience Question: Is it city property on 73<sup>rd</sup> and hardwood?

- It is city property, but we can contact someone.
- Dave – at the city council, we are planning to scale back some of road vegetation.

Audience Question: Are we going to have a garage sale?

- Yes - we try to advertise. We put it on our website and have an interactive map posted.

Audience Question: Are there any long-term plans for 74<sup>th</sup>?

- Not really, that one is pretty maintenance free. That's why we try to build up funds for things like that.
- Brian – we are not raising dues this year.

Online Question: Who is our landscaper this year?

- No one yet, Romeo was last year. We take bids every year.

Audience Question: Is there a Facebook group?

- Yes, just request access – include your address so we can verify your residency.

Closing Comments (Brian Bluhm): If there's nothing else, thanks for coming out.

Meeting was Adjourned at: 7:40

Respectfully Submitted,

Carissa Erie  
Administrator