



Hidden Grove/Green Valley  
Homeowners Association

***"Our mission is to provide for the safety of our residents,  
maintain the common property and protect our home values."***

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Board of Directors Meeting Minutes

Date: May 15, 2024

Call to order  
6:03 P.M.

Board Present: Cheyanna Martinez, Paul Rydings, Gary Beech, Scott Hoffschneider.

Staff Present  
Yanneli De La Torre

Resident's Present  
NONE

Resident Communication:

- 2251 Walnut Grove (Email)
  - Requesting approval for lattice on the side of his carport between his home and his neighbor's carport for privacy. Gary motioned, Scott seconded, all in favor.

Old Business:

- Pool requirements/Issues
  - Per Oregon Health Department, flow meter needs to be installed at 90min per gal. Eli informed.
  - Pool needs depth markings around the dock- Painted, thank you Scott!
  - Replacement for pump and controller completed.
- Storage shed.
  - Cheyanna has the key and will be leaving it in the office with Yanneli.
- Green Valley Park
  - Pending quotes for new fence
  - Pending quotes for dog park
- Maintenance person
  - Hired by Cheyanna, Chase Walker. Estimating about 15 hours per week.
- Approve and sign April minutes.

### Reports:

#### Financial Report:

1. Copies of Bank Statements in clubhouse office for review upon request
2. Financial Reports
3. A/R Aging Summary
4. Balance sheet
5. Profit and Loss
6. Financials Scott motioned; Cheyanna seconds. All in favor.

#### Manager's Report:

1. Basketball Court
  - a. Contractor will start to work on this, pending nicer weather.
2. Commercial garbage containers has been delivered and locked.
3. Street signs have been installed and replaced.
  - a. Request to add Paul to Spectrum Charter account, all in favor, Cheyanna approves.
4. Spectrum has updated modem and router. Wifi is available in the office now.
  - a. This is for the clubhouse only and password will not be shared with guests
5. Storage sheds
  - a. New storage sheds has been purchased to replace the broken one and an additional one for lost and found.
6. Pool Room
  - a. Pool room has been cleaned and organized.
7. 1304 Blue Sky Way has been informed of removal of concrete slab (not approved by the City) per Fred.

### New Business:

1. Hiring process
  - a. Moving forward, Yanneli and Gary will be working together as staff and board member when hiring new staff, as well as hiring of outside contractors for repair work. Work that requires bids and board approval will still run through the board and voted on appropriately.
2. Commercial picnic tables for pool area
  - a. Cheyanna proposes to replace the green tables with picnic tables and umbrellas for the pool area. Gary seconded, Scott approved, Paul votes no. Passed with majority vote.
3. Cameras

- a. Pending new quote for better cameras and find out what services we are paying for through SOS Alarm.
- 4. Landscaping
  - a. RV/Storage Unit has been completed.
  - b. Gebhard roadside clean up completed.
  - c. Easement area to be completed 5/15, only entry way was being done. Not the back area.
- 5. Bulletin Board
  - a. Now installed and information about the pool, office closures, and newsletters have been agreed upon to post. This will not be used for basic communications of yard sale, lost pets as this is to inform residents of HOA updates/business.

Executive Session:

Meeting adjourned at 7:33 P.M.

Respectfully submitted,

Scott Hoffschneider

Next Meeting: Wednesday, July 17<sup>th</sup>, 6pm in the Clubhouse