



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: January 15, 2025

Call to order  
6:01 P.M.

Board Present: Cheyanna Martinez, Gary Beech, Scott Hoffschneider, Fred Harrison

Staff Present  
Yanneli De La Torre

Resident's Present  
2129 Walnut Grove – Ted Paglia  
2342 New Haven – Curt Johnson  
1119 Nadia Way – Heidi Ross  
1261 Hawk – Jarett Peterson  
2322 Lara Lane – Andrea Christmas

Resident Communication:

1266 Ivan Lane – Roberta Johnson (email)

- requesting parking tags, this issue was voted out and will be tabled for the next meeting. Cheyanna and Fred will schedule a walk-through with Yanneli to review parking concerns.

1209 Twin Rocks – Mandy Goeglein (email)

- Has budget concerns. Per board, she will need to attend the next board meeting to clarify budget questions.

Old Business:

- Lien process
  - Connected with Angie about numerous accounts in default. Per her email, we need to hire a collections attorney. Fred motions to move forward with collections attorney consult, Gary seconds. All in favor.
- Fred motions to approve and sign November minute meetings, Gary seconds. All in favor.

Reports:

#### Financial Report:

1. Copies of Bank Statements in clubhouse office for review upon request
2. A/R Aging Summary
3. Balance sheet
4. Profit and Loss
5. Budget (Fred)
  - a. Mortgage \$5,688.68
    - i. Principal \$1,477.79
    - ii. Interest \$4,210.89
6. Maturity Notice:
  - a. RFCU (Cheyanna)
  - b. Umpqua (Mature on 1/24/25 for \$90,181.77)

Fred submits financials for approval, Cheyanna motions to approve, Gary seconds. All in favor.

#### Manager's Report:

- Basketball striping and parking lot completed.
  - \$700 for basketball
  - \$757.50 parking lot
- Newsletter items for the month
  - Add Christmas flyer
  - Add dog park feedback flyer to newsletter

#### New Business:

- Explain that current board members will retain their offices and when their terms will be ending.
- Elect members to fill open board position
  - Ted Paglia – 2129 Walnut Grove
  - Danny Moreno – 1277 Nadia Way
  - Allow other nominations from the floor; None.
  - Cheyanna motions to meet with prospects, get short bio for ballot, Gary seconds. All in favor.
- Accomplishments of 2024 and Challenges for 2025 reviewed by Yanneli. See attached.
- Paul will be honored for his many years of service on board.
  - Board to gift a card and \$100 gift card. Fred motions to approve, Cheyanna seconds.
- Pest control issues in kitchen and office
  - Yanneli has a contract for 30 days, and weekly pest control visits through All Nature. Still ongoing issues.
  - Cheyanna motions to add another 30 days of service, Scott seconds. All in favor.
- Easter 2025
  - Date scheduled for April 6<sup>th</sup>.

- Yanneli to purchase items for Easter event.
- Asset Walkthrough
  - Fred and Gary will get together for asset walkthrough.
- Special meeting
  - Special meeting scheduled for February 19<sup>th</sup> for voting of member at large.
- ETO/PTO Policy
  - Cheyanna will put forth suggestions for ETO/PTO policy for March meeting.

Executive Session:

Meeting adjourned at 7:52 P.M.

Respectfully submitted,

Scott Hoffschneider

Next Meeting: Wednesday, February 19<sup>th</sup>, 6pm in the Clubhouse for a special meeting