



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.”***

Board of Directors Meeting Minutes

Date: November 20, 2024

Call to order
6:04 P.M.

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

Staff Present
Yanneli De La Torre

Resident's Present
1277 Nadia Way - Danny Moreno

Resident Communication:

1289 Nadia Way – Norine Nicolson

- Letter requesting HOA late fees to be waived. After reviewing the account, all board members denied waiving late fees at this time.

2367 Evan Way – Shay Hall

- Letter requesting HOA late fees to be waived. After reviewing the account, Scott motions to waive 50% of late fees, for a total of \$50. Fred seconds, all board members in favor. This is a one time waive.

2225 New Haven – Brendon Surgeon

- Letter requesting parking lines on New Haven. The board agrees to get an estimate for this. We will follow up at the next board meeting.

2342 New Haven – Curt Johnson

- Letter requesting lighting in the RV/Storage area. The board will explore lighting options, Yanneli to call Central Electric Lighting to discuss possible options. The board will follow up at the next board meeting.

1277 Nadia Way – Danny Moreno

- Resident requesting approval to add front porch to his residence. Board approves request.

Old Business:

- RFCU old signers have been removed, Cheyanna and Scott have now been added.
- Updated Rules and Regulations
 - Rules and Regulations adopted and will be mailed out by December 1st to take effect on January 1st, 2025.
 - Resolution request/addition from Scott that streets with designated parking spaces must park only within designated parking spaces. Addition to be added to Section 9, line K of the Rules and Regulations. Cheyanna motions to add this addition, Gary seconds, all in favor.
- September and October minute meetings approved and signed.

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. HOA dues and increase (Fred)-Fred proposes a \$30 increase in dues, Scott disagreed with this budget and proposed a \$20 increase in monthly dues with a \$15 increase in storage and RV parking. Cheyanna motioned to approve this increase, Fred second and Scott Third. Gary abstained.
 - b. Fred to update the budget and email to board members to confirm corrections. 11/22/2024 email sent to board- Fred, Cheyanna and Scott voted yes on correction, Gary voted no to corrections.
6. CD at RFCU for 106k needs to be cashed out to replenish and re-invest. CD at Umpqua to roll over.
7. Board to look into the lien process for the next board meeting.
8. Fred motions for approval of financials for the month; 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

New Business:

- Fire lanes
 - They are currently painted yellow, which is allowed.
 - Estimate present (\$5,086.45) from SealCo.
 - Board to revisit this in February 2025.
- Signage
 - Yanneli and board to shop around for speed signs (w/reflectors) and no soliciting signs and costs.
 - Look at placing speed limit sign prior to entering the subdivision.
 - Will revisit at the next board meeting.
- Library box
 - Cheyanna motions to have Scott look into the cost of library box, Fred would manage the box in the future. Fred seconds, all in favor.
- Solicitation issues/concerns
 - Yanneli to create letter that we can send to Solar companies. Companies must have office approval prior to entering the subdivision. Cheyanna motions to create letter and email to companies, Scott seconds. All in favor.
- Christmas
 - Cheyanna will look into signs we can post around the HOA to increase sign-ups. Will send to board by Sunday-Monday.
 - Sign-ups available through 12/6/24.
 - Board to explore possibility of a Christmas parade.

Executive Session:

Meeting adjourned at 9:12 P.M.

Respectfully submitted,

Scott Hoffschneider

Next Meeting: Wednesday, January 15th, 6pm in the Clubhouse