



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: January 17, 2024

Call to order
6:03 P.M.

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

Staff Present
Yanneli De La Torre

Resident's Present

- Candy Egalite – 1327 Pheasant
- Alice Williams – 2027 Walnut Grove

Resident Communication:

Old Business:

1. Parking issues on Lara
 - a. Issue of moving a vehicle 3' skirt the rules is an issue as well as disabled vehicles. Paul proposes \$100 daily fine for inoperable vehicles. Cheyanna proposes that we first send a letter to the homeowner, giving them the opportunity to bring the vehicle down and prove that it is operable, or be fined. Yanneli proposes to bench this until we can get further guidance from the attorney. Issue is benched until further notice.
2. Play Structure
 - a. Residents to vote on the playground. CC&R's state we can vote by proxy, slide is out of compliance and must be removed. Remove or replace old structure votes shall be sent to all homeowners and can be dropped in the lockbox. Must include name and signature.
 - b. Yanneli will also reach out to the attorney regarding legal options to replace the structure without consenting vote.
3. Pool Issues
 - a. Pool needs depth markings around the dock- Mike will paint these. As of December, have not been painted.

- b. Solar heating pump was serviced by Solar Collection, pump is bad and took out the relay in the controller as well. Yanneli will message Eli to see if he recommends anyone else for service since she has not heard back from Solar Collection.
 - c. Yanneli to have this resolved and coordinated by the Spring.
- 4. Fence around A/C unit
 - a. Approved back in November but proposal was not signed.
 - b. Bush will need to be removed by the landscaper.
 - c. Fred motions to approve proposal and removal of bushes through Mando's Landscaping, Paul seconded. Motioned passed by Cheyanna. Proposal signed. Yanneli to coordinate scheduling for this.
- 5. December minutes approved and signed.

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 Fred motioned; Paul seconded. Cheyanna approves.

Manager's Report:

- 1. New website (Wix)
 - a. New website is active (www.hggvhoa.org)
 - b. Yanneli to uploaded previous minutes.
 - c. Old websites needs to be made inactive.
- 2. Newsletter
 - a. Active as of January 1st.
 - b. Yanneli and Ron are working on this together.
 - c. Attached to each monthly invoice, located on our website as well.
- 3. Signers at Rogue Federal Credit Union
 - a. Election of Board meeting needs to happen to file new board members through Secretary of State. Once this has been completed, we can schedule a meeting with the bank and have ALL signers attend to sign signature cards.
- 4. HOA Clubhouse Door
 - a) After getting bid for the door repair/replacement, Fred motions to approve a 50% shared responsibility instead of 25% for damages between the HOA and responsible party. Scott seconds. Cheyanna approves.

New Business:

1. Easter
 1. Paul proposes Easter egg hunt to take place on March 16th.
 2. Paul requesting a budget of \$250. Scott motions to approve, Gary seconds. Cheyanna approves.
2. Office Door
 1. Yanneli requesting Dutch door for office.
 2. Proposal presented to board, Paul motions to approve, Scott seconds. Cheyanna approves.
3. Resolutions
 1. New and amended resolutions need to be filed through the state.
 2. Yanneli and Cheyanna to schedule a meeting with the attorney to make sure all has been done correctly and file accordingly.
4. Election of Board Members scheduled for Wednesday, February 21st at 6pm.

Executive Session:

Meeting adjourned at 6:35 P.M.

Respectfully submitted,

Scott Hoffschneider

Next Meeting (Special Meeting – Election for Term): Thursday, February 21, 2024 at
6:00pm in the clubhouse