



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 14, 2023

Call to order
6:00 P.M.

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

Staff Present
Yanneli De La Torre

Resident's Present

- Susan Lease – 1324 Pheasant
- Chris and Tammy Valvala – tenants at 1324 Pheasant
- Alfonso M. – 2306 Lara Lane
- Chris Greene – 1218 Twin Rocks
- Candy Eaglite – 1327 Pheasant
- Heidi Roy – 1119 Nadia Way
- Clay Cates – 2314 Lara Lane

Resident Communication:

- Susan Lease and Tenants – 1324 Pheasant would like RV issue/fines resolved. Discussed issues of trust, questions about dishonesty of staff and resident contests the claims of the board. Tenants claim they only had the RV for a couple of days. Resident claims there are contradictions in the correspondence and possible tampering with evidence of photos provided by Yanneli. According to the tenant, she claims there is discrepancies in our Rule and Regulations and Resolutions. Tenants provided video showing that the RV was there and feel that it wasn't there for the time they were fined for. Multiple pictures show that the RV was there for multiple days. The dates on the fine did not match the dates of the infraction, however evidence provided contradicted that argument. Resident provided conflicting information and has admitted that they left the RV there for longer than 24 hours requested via email to Yanneli (provided documentation) and admitted fault. Issue rested.

- Chris Greene – 1218 Twin Rocks wrote a letter regarding speeding issues and installation of speed bumps. Gary has done some research into speed bumps and found some information on whether we could install speed bumps. He also explored other costs, such as painting speed limits and lines on the street. The board would like to see road signs on the street and add paint markers on the ground that reference speed as well as additional stop signs on the road. Paul asked if a letter to FedEx and other businesses that deliver to the area can be sent, requesting that they slow down.
- Carlos Villa – 1265 Ivan wrote an email to the board requesting to waive fines for window frames. He was unable to complete this project in a timely manner due to injury. Inability to pay accrued fines but has now completed the project. Cheyanna has proposed a 2/3 reduction of fines. Homeowner to pay \$300 of fines accrued. Yanneli will communicate this with residents.

Old Business:

1. Parking issues on Lara
 - a. Special meeting will be held in December to review Bylaws, CC&R's and Rules and Regulations to ensure that all vehicles are compliant. Several issues with expired tags, no tags, fire lane parking etc.
 - b. Fines need to be cumulative due to unresolved issues. Paul proposed a Resolution for daily fines for unregistered vehicles that are over 3 months out of date. Paul proposed \$100 fines per day for expired tags/registration beginning January 1st. Paul motions to approve, Gary and Scott second.
 - c. Yanneli suggests assigning one parking space per home on Lara Lane. Gary disagrees with this.
 - d. Stripe/parking space on 2314 Lara Lane has been resolved and corrected.
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 November, 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 wil

message Eli to see if he recommends anyone else for service since she has not heard back from Solar Collection.

4. Christmas Party Update

- a. Paul has purchased supplies for the party, including pizza and drinks.
- b. Yanneli will work on Sunday, 11/26 from 3-7pm for pick-up of wristbands for accurate count of the people coming. Yanneli to post hours on Facebook, Wix and Door.

5. September 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 Cheyanna motioned and Fred seconded.

Manager's Report:

1. New website (Wix)
 - a. New website is active (www.hggvhoa.org)
 - b. Yanneli to upload previous minutes.
 - c. Update more frequently.
 - d. Old website needs to be made inactive.
2. Newsletter
 - a. Yanneli to post on website and Facebook page if anyone is interested in taking over newsletter.
3. Pool requirements/Issues
 - a. Per Oregon Health Department, flow meter needs to be installed at 90min per gal. Eli will install this.
 - b. Pool needs depth markings around the dock- Mike will paint these. As of September, have not been painted.
 - c. Solar heating pump was serviced by Solar Collection, pump is bad and took out the relay in the controller as well. Pending pricing for replacement.
4. Signers at Rogue Federal Credit Union
 - a. Cheyanna motions to remove all signers from RFCU, Paul and Scott second. Cheyanna Martinez, President, Fred Harrison, Treasurer and Scott Hoffschneider, Secretary will need to be added to RFCU accounts.
 - b. Yanneli will need access to online banking for RFCU as well.
5. Carports

- a. Yanneli needs further guidance regarding carports. Several residents have multiple things in their carports.
- b. This was not addressed during the meeting and will need to be discussed in the future.

New Business:

1. Garbage cans
 - a. Paul proposes getting 2 green bins for \$38 dollars every two months, did not get a price for a large bin.
 - b. Paul motioned to approve, Gary and Scott second.
 - c. Yanneli was not present for this discussion, where will bins be stored? Yanneli sent a follow up email to the board.
2. Bark
 - a. Fred requests bark placement in the front, side of clubhouse area. Will discuss in further at the next meeting.
3. Clubhouse Rental Agreement
 - a. The new clubhouse rental agreement provided by Paul was not addressed or voted in at this meeting.
 - b. Clubhouse rental agreement to be discussed in further detail at the next board meeting.
4. Doors
 - a. New door is needed per Ironclad, damage from breaking entry.
 - b. Yanneli to call Daryl at Advanced Door and Hardware for estimate on door and hardware replacement.
 - c. Residents who damaged the door would be responsible for half of the repair cost (25% to each of the residents responsible), the HOA will cover the other half. Cheyanna motions to approve, Paul seconds.
5. Kitchen needs an update, will need new dishwasher and faucet. Bathroom will also need floor and sink.
 - a. Yanneli to get estimates for project.
6. Basketball court lights
 - a. The lights are not turning on again, Yanneli will call Central Electric to follow-up on this.
7. Concrete/Pavement
 - a. Yanneli to call and have basketball and tennis courts serviced for maintenance of cracks in pavement.

Executive Session:

Meeting adjourned at 8:28 P.M.

Respectfully submitted,

Scott Hoffschneider

Next Meeting (Special Meeting): Monday, December, 11 2023, 6:00pm in the clubhouse

A handwritten signature in black ink, appearing to read 'S. Hoffschneider', located in the lower right quadrant of the page.

