



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: March 20, 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

- Cathy Okerland (1237 Pheasant)
  - Cathy has a complaint about resident to the rear of her house on Hawk lane. Dog is constantly barking and is aggressive. When communicating with the neighbor Cathy stated that the neighbor was very aggressive. There has been multiple reports from neighbors regarding resident on Hawk. Police have also been contacted by Cathy regarding this issue. Board advised Cathy to continue to call the police for appropriate issues, and document interactions. Cheyanna will research possible options for resolution.
- Tamara Cisneros (2121 Walnut Grove)
  - Tamara questioned if converting a garage to a living space was allowed, was answered yes so long as its permitted, Tamera also as issue with neighbor to the rear regarding overgrown weeds and defensible fire space between hers and her neighbors property. Board recommends Tamera report her issue to code enforcement as the issue didn't fall in the realm of the HOA guidelines.

Resident Communication:

Old Business:

- Parking/Speeding
  - Speed bumps

- An estimate was received to put in speed bumps in the more problematic areas where speeding happens.
  - Paul motions to approve or deny, Fred abstains, Scott, Gary, voted no, with the main complaint being as it hurts the aesthetic of our neighborhood.
- Parking permits
- Cheyanna proposes putting in place parking permits due to multiple parking complaints and resident violations, Scott, Gary, Fred, and Paul all vote no.
- Pool requirements/Issues (to revisit in the Spring)
  - Per Oregon Health Department, flow meter needs to be installed at 90min per gal. Eli informed.
  - Pool needs depth markings around the dock- Mike is aware.
  - Solar heating pump was serviced by Solar Collection, pump is bad and took out the relay in the controller as well.
  - Replacement for pump and controller will cost \$1,700.00. Paul motions to approve, Scott and Gary second.
- Fencing around A/C unit
  - Installed and lock has been placed.
- Approve and sign January and February 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 Fred motioned; Paul seconded. Cheyanna approves.

##### Manager's Report:

1. Landscaping (Paul)
  - a. Mando is requesting additional work hours. Cheyanna requested. Cheyanna requested additional costs for fertilizer and dump runs. Receipts present.
  - b. Landscaper is costing too much due to additional costs being greater than other quotes we received. We will reopen options to bid our landscaping needs in August.
  - c. Landscaper requests more time, 14 hours at 50 an hour to take care of contracted work, we agreed to move around when certain things will be done to allow Armando to perform the required work within the scope of the already in place contract.

2. Office Renovation (Paul)
  - a. Paul motions for a budget of \$1,500 for front office remodel to replace defective office equipment. Gary and Scott second. Cheyanna approves.
3. Paul added to Charter (Paul)
  - a. Request to add Paul to Spectrum Charter account, all in favor, Cheyanna approves.
4. Chariot (Paul)
  - a. Has not been used. Board agrees to move forward with listing for sale.
5. Storage shed – access from Mike
  - a. Yanneli to connect with Mike to access storage unit to the HOA.
6. New Fence in Green Valley Park
  - a. Fence needs to be placed. Yanneli to obtain estimates.
7. Playground
  - a. Per attorney okay to move forward with this without a vote due to safety concerns.
  - b. Add benches.
  - c. Paul motions for playground upgrade and benches. Budget for benches proposed for \$10,000. Gary and Scott second. Cheyanna approves.
8. Maintenance person (Cheyanna)
  - a. Yanneli and Cheyanna will work on hiring an on-call maintenance person as it has been very difficult to get Mike to come in due to other job hours.

#### New Business:

1. Office Door
  1. Front door will ship on 4/11/24.
2. Commercial garbage bin
  1. Yanneli would like commercial garbage bin for trash and get rid of current cans and damaged shed.
  2. Gary motions to approve, Scott and Fred second. Cheyana approves.
3. Street Signs
  1. Street signs have been stolen/vandalized. Yanneli has ordered new street signs and pending call back for install.

#### Executive Session:

Meeting adjourned at 7:39 P.M.

Respectfully submitted,

Scott Hoffschneider

Next Meeting: Wednesday, May 15<sup>th</sup>, 6pm in the Clubhouse