



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: September 18, 2024

Call to order
6:03 P.M.

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

Staff Present
Yanneli De La Torre

Resident's Present
1289 Nadia Way – Norine Nicolson
2202 Lara Lane – Joe Groll and Lynzie Williams

Resident Communication:

1289 Nadia Way – Norine Nicolson

- Norine apologizes for being late on HOA dues. Wishes to address the weed abatement issue. Cheyanna informed the resident we would not be discussing this issue as our attorney has sent a letter regarding this issue. Further communication regarding this issue can be scheduled for the next board meeting once the letter has been received. Resident also wishes to paint her house. Trim color Malted Milk #7003-9, body color Big Fish #0435. Board approves of color samples.

2202 Lara Lane – Joe Groll

- Resident wishes to discuss non-compliance letter/fine regarding dead grass. Resident wishes to xeriscape his yard and discussed his plan. Board approves plan. Resident requested to e-pay HOA dues. Board explains that this isn't an option due to cost to the HOA and residents. The board suggests alternative payment options; bill pay, check or cash which can be left in the drop box.

Old Business:

- Cameras (Paul)

- Difficulties connecting with SOS Alarm, Yanneli has attempted to get a service call via telephone call and emails. Current monthly payment of \$86.95. Yanneli to search for new camera providers in the area.
 - Paul proposes to post videos of transgressors to Facebook page as well as other media. Scott seconds, Cheyanna, Fred and Gary vote no. This could open the HOA to legal issues. We will table camera issue pending more information to take care of the area and needs of the HOA.
- Lara Lane Parking
 - Cheyanna proposes a special meeting in 30 days to discuss and implement a parking resolution to allow proper public notice as well as to iron out the details. Gary seconds, Paul and Fred in favor for a special meeting on October 21st, 2024.
- Remove the following from Rogue Federal Credit Union Account
 - Mike House, Secretary
 - Sammi Jansen
 - Megan McPherson
 - Barbara Roselip
 - Carol Rosenberg
 - Kay Harrison
 - Carrie Andries
 - Vote Cheyanna Martinez as President, Fred Harrison as Treasurer and Scott Hoffschneider as Secretary.
 - Fred motions to remove all listed members from RFCU accounts, Gary seconds, all in favor.
- Scott motions to approve and sign May and July minutes, Cheyanna 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. Fred discusses a potential increase in dues after creating the budget. Increase would be \$80-\$100 a month. Will discuss this at the next board meeting.
6. Fred motions for approval of financials for the month; Cheyanna seconds. All in favor.

Manager's Report:

- Playground
 - Demolished and currently being installed.

- Did not include swing set, total cost for a new swing set would be \$6,501.20. Board will keep current swing set.
- Approval for bark replacement
 - Cheyanna motions to approve replacement of bark, Paul seconds, all in favor.
- Pool closure
 - Pool will close for the season on September 30th, 2024.
- Invoicing template
 - Yanneli to modify our current invoice template to reflect total owing balance for residents.

New Business:

- Kitchen remodel
 - Cheyanna proposes kitchen remodel; replace the sink, garbage disposal, dishwasher and flooring. Board agrees to move forward with potential bids from a contractor.
 - Yanneli to purchase new faucet, currently leaking.
- Attorney (Paul)
 - Paul isn't happy with the results from our current attorney. Board to explore other HOA attorneys and costs.
- Community Events
 - Paul requests a budget for Halloween and Christmas community events. Paul requested \$350 for Christmas supplies and party, \$200 for Halloween movie night and a \$1,200 budget for annual community events.
 - Paul motions to approve the Christmas and Halloween budget for 2024 of \$550 and \$1,200 annual budget beginning 2025. Scott seconds, all in favor.

Executive Session:

Meeting adjourned at 8:02 P.M.

Respectfully submitted,

Scott Hoffschneider

Special Meeting: Monday, October 21st, 6pm in the Clubhouse
 Next Meeting: Wednesday, November 20th, 6pm in the Clubhouse