



HIDDEN GROVE/GREEN VALLEY HOMEOWNERS ASSOCIATION

NOVEMBER 19, 2025 BOARD MEETING

CALL TO ORDER	Gary called the meeting was called to order at 6:03 PM
IN ATTENDANCE	Gary Beech, President; Danny Moreno, Vice President; Fred Harrison, Treasurer; Heidi Ross, Member at Large. Not in attendance: Scott Hoffschneider, Secretary, who resigned from the board ahead of this meeting. A quorum is established. Also in attendance: Jessica Mobley, Office Manager; Susie Denn, Assistant Manager
RESIDENCE COMMUNICATIONS	2338 New Haven...Discussion ensued about the tagging of commercial vehicles and making the HOA a gated community. 2129 Walnut Grove...Member did not show.
APPROVAL OF MINUTES	The October Meeting Minutes were handed out. Gary motioned we accept them. Fred seconded. All approved the minutes.
PRESIDENT'S REPORT	ASSISTANT MANAGER POSITION The permanency of this position will be addressed in January.
OFFICE MANAGER REPORT	ON LINE BILL PAY UPDATE 20 members are now using this method of payment.
	BOARD CHRISTMAS PARTY Will not happen this year.
	SIDEWALK/CURB REPAIRS Letters were sent out, along with a notice to update contact information. Many have contacted the office about the needed repairs, about 20 have already agreed to get the group price when a vendor does it in the spring, and 3 have already paid the \$300.00.
	IN-HOME BUSINESSES UPDATE Jessica discussed for daycares what measures are being taken to require licensing, liability waivers, and compliance with HGGV HOA governances. Our attorney's help has been sought in this matter.
	NEW FACEBOOK ACCOUNT UPDATE Still not resolved.
	NEW FILING SYSTEM UPDATE Progress is being made, with goal to be completed before end of year.
	QUICKBOOKS PROBLEMS RESOLUTION We are still trying to resolve ongoing problems.
	STORAGE & RV SPACE RENEWAL UPDATE Getting renters to come in to update their contracts is slow.
TREASURER'S REPORT	WEB PAGE UPDATE Jessica will be getting help for updating and redesigning website.
	ACCOUNTS RECEIVABLE / PROFIT & LOSS / BALANCE SHEET / BUDGET TO DATE 10 mo. Report: A/R is about \$10,000.00 under projection. Operating expenses are almost \$5,000.00 over. Budget underperformance is about 6% .
	COLLECTIONS POLICY Fred said he was working on a Collections Policy and Schedule to help us with the collection of overdue A/R's. He will work with our attorney to get something the board can look at.
	END OF YEAR BUDGET PROJECTION Expectations are that A/R will be short by \$12,000.00, operating expenses over by \$5,000.00, leaving us over budget by \$17,000.00 or about 8%.
	10 mo. RESERVES ACCOUNT REPORT. \$7,200.00 interest to date. Current balance of \$283,000.00. This is where is should be. The goal is to get our reserves above \$300,000.00.
	2026 PROPOSED BUDGET PROPOSAL Projected 2026 income will be \$260,000.0, \$30,000 earmarked for Reserves and \$230,000 for Operating Expenses. This will be a 4.2% decrease from the 2025 budget. Fred outlined some cost-saving strategies, some of which are already being implemented. Danny motioned for board to adopt this budget. Gary seconded. Motion carried unanimously.
BOARD ACCEPTANCE OF FINANCIAL REPORT Danny motioned to accept financial report. Gary seconded. Motion carried unanimously.	

OLD BUSINESS

REPAIRS	BATHROOM REPAIRS	Bids are still being taken.
	CLUBHOUSE REMODEL	Bids are still being taken.
	NEW HAVEN DRIVE CLUBHOUSE OVERFLOW PARKING CURB PAINTING	Fred reports he will do this when warmer weather and drier conditions allow.
	XERISCAPING	Discussed briefly in Treasurer's Report. Matter to be taken up after 2026 Walk Through.
	RV/STORAGE AREA LIGHTING	Gary demonstrated some inexpensive solar lights he will install in the RV/Storage area gates to evaluate their effectiveness.
	RV STORAGE AREA UPDATE	Gary inquired as to all the space numbers being remounted to fences. Jessica reported this task was completed. Fred reported the line striping was yet to be accomplished.
	HIDDEN GROVE COMMONS LAMP REPLACEMENT	The \$4,260.00 quote for replacing the lights at the basketball court (\$1,420) and tennis court (\$2,840.00) is agreeable or will go ahead. This project will come from reserve fund money. The floodlights mounted to roof of the Clubhouse need a quote. The lighting around the pool (for which taller poles or fence mounting of solar-powered lighting is being considered), is on hold under more information is gathered.
	POOL GATE ALARM	This topic was briefly mentioned, but no action was taken.
	POOL RESURFACING	A double check with the pool man verifies no pool resurfacing will be needed.
	ADA APPROVED HANDRAILS FOR CLUBHOUSE	A bid was looked at. We are still gathering more information.
	POOL WINTERIZING	Sand filters will be recharged in December. Winter maintenance is continuing.
	SIDEWALK/CURB REPAIRS	See Manager Report
	STREET REPAIRS BIDS	Jessica and Gary reported they are still attempting to get additional bids.
	TENNIS COURT CRACK	Vendor will repair this crack the first week of December.

OTHER	2026 PLANNING	Fred proposed, instead of the traditional 6 times per year scheduled board meetings, we adopt a 9 times per year meeting schedule better aligned with the efficient carrying out of board business at the times when it needs to be addressed. Gary motioned for a model that have a schedule that would have April, July and December as our non-meeting months. Danny seconded. Motion passed unanimously.
	SNOW REMOVAL	We will we seeking more information and looking for a contractor.

NEW BUSINESS

SECRETARY	Fred reported that our Secretary has resigned from the board, effective immediately. He made a motion that the board accept Scott's resignation. Danny seconded. Motion carried unanimously.
	Fred motioned we excuse the parking fine imposed on this past board member, with the stipulation that future offenses will be fined. Gary seconded. Motion carried unanimously.
	Gary made the motion that Fred take on the role as temporary Secretary for the HOA board until a permanent replacement can fill the position. Danny seconded. Motion carried unanimously.
ACCOUNTANT	Gary suggested we look into getting a new accountant for the HOA. No formal motion was made.
SPEED CUSHIONS	Danny brought up the proposal to put in speed cushions at our entrances, which are multiple speed humps placed side-by-side across the road, leaving a gap between them. They effectively slow down smaller vehicles and passenger cars, making them a popular alternative to traditional speed bumps. Fred suggested we do a trial at the New Haven Drive entrance, along with a notification and request for feedback from the members. From the feedback and the trial we can determine where we want to go from there. Danny motioned for this, Fred seconded, and all approved. The motion carried.
2026 ELECTIONS	Gary reported that no new candidates for the board have applied. Gary will run to continue as President. Heidi will run to confirm her board appointment this year. If no more more candidates run, that will leave one vacancy that needs to be filled.
RENTING OUT CLUBHOUSE TO NON-MEMBERS	Gary discussed with the board and homeowners present that we open rental of the Clubhouse to the general public, which would potentially make for more revenue. He would like to contact all HOA members to get their input regarding reservations, higher deposit and rental fee to non-residents and to be sure that this would not infringe on members' amenity privileges. Jessica will draft a letter to gather HOA member input. Gary motioned. Fred seconded. All approved.
VOLUNTEERS	Fred brought up and Gary agreed we need to look into volunteers to help keep costs down in the HOA. Gary suggested making a signup list. This matter will be taken up in January.
ADJOURNMENT	Gary motioned for adjournment. Danny seconded. All voted in favor. The meeting concluded at 7:03 PM



Fred Harrison  
Secretary  
01/22/26