



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."***

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Board of Directors Meeting Minutes

Date: September 5, 2023

Call to order  
6:00 P.M.

Board Present: Carrie Andries, Cheyanna Martinez, Paul Rydings

Staff Present  
Yanneli De La Torre

Resident's Present

- Gary Beech – 2311 Lara Lane
- Scott Hoffschneider – 2315 Lara Lane
- Suzy Lease – 1324 Pheasant
- Heidi Ross – 1119 Nadia Way
- Fred Harrison – 2359 Even Way
- Rajah Nuckohs – 2311 Lara Lane
- Grant Anderson – 2217 Lara Lane
- G. Shay – 1406 Blue Sky
- Tevah Jones – 2343 New Haven
- Luis and Itzel Palacio – 2338 New Haven
- Linda Chambers – 1332 Hawk Dr.

Resident Communication:

- Stephanie Griffith – 2209 Lara Lane sent a letter with concerns regarding speeding. Requesting a solution to speeding. Paul connected with the Fire Marshall to check on parking on both sides of the street to allow for one-way streets. Unable to do this. Speeding signs have been purchased and posted in neighborhood lawns.

Old Business:

1. Landscaping Bids/Estimates for HOA
  - a. Bumgardner contract was too vague. Call between Paul and Gil was made to ask further questions regarding the contract and Gil hung up and emailed Yanneli. Yanneli asked to push back



- the start date so that she could follow up with the board and received no response from Gil.
- b. New bid present for Mando's Yard and Landscaping. Vote for new landscaping bid, Carrie motioned. Cheyanna seconded.
- 2. Parking
    - a. Carrie resolves to vote on a \$50 fine for cars parked incorrectly in parking spaces (middle of a space). Resolution 2023.01.01
  - 3. Play structure
    - a. We do not have enough votes for a play structure at this time. We will come back to this at a later time.
  - 4. July 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 Kay seconded.

Manager's Report:

- 1. New website (Wix)
  - a. New website is active ([www.hggvhoa.org](http://www.hggvhoa.org))
- 2. Newsletter
  - a. Newsletter has been shared and posted in Facebook and new website.
- 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.

New Business:

- 1. Garbage cans
  - a. Yanneli to find out how many yard our garbage cans are and come back with a bid for possible garbage container.
- 2. Fence around A/C unit
  - a. Proposal provided for fence around the A/C unit. The fence must be 2 feet away from the unit. Yanneli to contact the office to find out if this was included in the proposal.



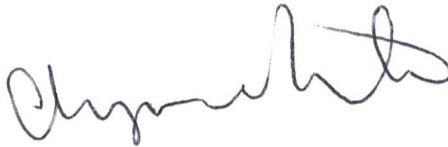
- b. Paul motions to approve budget of \$2,500 for fence, Carrie seconds.
- 3. Carrie has resigned as Board President, her last meeting will be September 20<sup>th</sup>, 2023. Carrie needs to be removed from all bank accounts. Keys have been turned into the office.
- 4. Kay has sent a letter resigning from the board effective this meeting. Kay to be removed from all bank accounts.
- 5. Board votes for new board members. Cheyanna Martinez voted as president, Paul to remain member at large. Gary Beech voted by residents as Vice President. Fred Harrison voted in by residents as treasurer. Scott Hoffschneider voted in as secretary.
  - a. Yanneli to remove Carrie and Kay from bank accounts.
  - b. Yanneli to add Fred to all bank accounts.
  - c. Yanneli to begin background checks for new board members.
- 6. Clubhouse Rental Agreement
  - a. New clubhouse rental agreement provided by Paul, available for review.
  - b. Homeowners will need to sign a contract for a tenant to use/rent the clubhouse.
  - c. Clubhouse rental agreement to be discussed in further detail at the next board meeting.
- 7. Doors
  - a. New door is needed per Ironclad, damage from breaking entry.

Executive Session:

Meeting adjourned at 7:32 P.M.

Respectfully submitted,

Cheyanna Martinez



Next Meeting: Wednesday, November 15, 2023, 6:00pm in the clubhouse