



HIDDEN GROVE/GREEN VALLEY HOMEOWNERS ASSOCIATION
 JANUARY 21, 2026 ANNUAL MEMBERSHIP MEETING MINUTES

CALL TO ORDER	Gary Beech called the meeting to order at 6:00 PM. Because Gary had lost his voice, he turned the meeting over to Vice President Danny Moreno to preside.
IN ATTENDANCE	Gary Beech, President; Danny Moreno, Vice President; Fred Harrison, Secretary/Treasurer; Heidi Ross, Member at Large; Linda Chambers was seated to the board following the results of the membership voting; Jessica Mobley, HOA Manager, was also in attendance.
RESIDENT COMMUNICATIONS	As numerous members were in attendance to communicate on the speed bump issue, Danny Moreno moved this to the end of the meeting.
ELECTIONS	Members who had not already turned in the ballots mailed to them were given time to vote. While this was being done, the meeting continued.
PRESIDENT'S REPORT	Gary Beech reported the Assistant Manager, Susie Denn, had put in her resignation on January 12, 2026. Because very few members have been coming into the HOA office in the evening, the need for this position is not returning much benefit for its expense, so it will not be refilled.
	Gary Beech and Fred Harrison held the HOA Manager's 6 Month Review on December 31, 2025. They are pleased with Jessica Mobley's performance. As a COLA increase her hourly wage will be raised \$1.00, from \$27.00 to \$28.00 per hour, effective 01/01/2026.
	Solar lights have been installed at the entrance to the RV Storage Area. They appear to be working well. Gary asked the membership who use this area for their feedback.
	The Playground will require extra chip fill to meet safety requirements. \$2,520.00 from Reserves Funds will be spent to remedy this issue.
OFFICE MANAGER REPORT	There is an ongoing problem with the Oregon State Department of Revenue attempting to tax and fine the HGGV HOA for not paying Tri-Met Transportation taxes. Our HOA is in the RVTD Transportation District, not the Tr-Met. Our bookkeeper is working to get this problem resolved.
	A good number of RV Parking & Storage Area renters have not yet come by the HOA office to renew their rental contracts. The HOA Manager is sending out a letter to remind them to update and renew their contracts no later than March 26 th . In April locks will be changed on the entry gates.
	Collections Report: 2 Delinquent Accounts are now on a repayment plan, 5 Accounts have been turned over to General Credit, 3 Accounts from 2 lot owners, amounting to \$1,307.00, are not collectible and have been written off.
	Information on a new HOA office computer was submitted. Cost would be \$1,199.00 Work on fixing the HGGV HOA Facebook Page and Website is still ongoing.
TREASURER'S REPORT	Fred Harrison reported that income was \$3,117.27 less than projected for our board approved 2025 budget, our business spending was \$3,5571.89 less than expected, leaving us \$464.62 in the positive.
	The board approved 2026 budget sets projected income at \$260,000.00, which is \$11,395.37 less than the 2025 budget. With \$30,000.00 going to reserves, \$230,000.00 is authorized for HOA operating expenses, which doesn't include any 2026 reserve money which will be used for authorized asset repairs and replacement.
	Our Reserves began at \$300,325.67 on 01/01/2025 and ended at \$277,190.57 on 12/31/2025. \$54,425.00 was taken from the reserves to repay the business account for 2024 authorized reserve projects. \$7,460.00 was taken from the reserves to repay the business account for 2025 authorized reserve projects. \$30,000.00 was invested in the reserve accounts. Reserve accounts gained \$8,749.90 in interest in 2025. The reserve accounts lost \$23,135.10 in 2025, a decline of 7.7%.
	\$43,341.76 was spent on interest and \$24,922.40 was gained in equity on the HOA mortgage. As of 1/1/2026 \$467,890.58 is still owed. Payoff will be in 129 months at 2037. It is estimated \$262,522.00 in additional interest will be paid.
	Fred Harrison reported that CD rates at Columbia Bank and Rogue Credit Union are at 3.35% presently, showing a decline of about 0.5% from the previous year. \$50,968.22 Columbia Bank CD #3 is maturing on 1/25/2026, and Fred asked the HOA board to approve its rollover for another 7 months, along with the approval of the Financial Report.
	BOARD ACCEPTANCE OF FINANCIAL REPORT Danny motioned to accept the Financial Report and CD rollover. Gary seconded. Motion carried unanimously.

APPROVAL OF MINUTES

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ELECTION RESULTS

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	Linda Chambers, who is new to the board, was welcomed and seated on the board immediately.
POLL RESULTS	The membership overwhelmingly turned down the proposal to allow non-members to rent the HOA Clubhouse.

OLD BUSINESS

OFFICE COMPUTER	Gary Beech motioned to approve the purchase of a Hewett-Packard Desktop Computer for \$1,199.00 from Costco for the HOA Office. Danny Moreno seconded. All board members approved. Before this purchase is made, the HOA Manager will check to see if there is any unexpired warranty on the current computer.
POOL ALARM	Gary Beech motioned to accept a bid from Iron Clad Security for \$721.16 to install a Pool Gate Alarm System. Heidi Ross seconded. All board members approved.
COMMERCIAL TRUCK PARKING	The HOA Manager reported that the issue with commercial trucks parking on HOA streets has been pretty much resolved.
DAY CARE	The HOA Manager reported that a Day Care operating at 1908 Walnut Grove Lane is not insured and refusing to have parents sign indemnification waivers as requested. The member who runs this business has so far ignored our offers to sit down with the HOA Manager & Board to resolve this issue. Our attorney will be contacted on how to proceed with this willful non-compliance.
BASKETBALL COURT LIGHTING	A member has reported that the new basketball court lighting is not operating properly. The HOA Manager will look into the matter.
EXTERIOR LIGHTING OFF OF CLUBHOUSE	Three pool area lights off of the HOA Clubhouse have been repaired, The repairmen have not been able to locate the electrical connections to the two floodlights on the roof of the Clubhouse. The HOA Manager will continue to look for someone who can help us with this.
ADA RAILING	So far one bid has been received for the required ADA Handrailing which needs to be installed outside the HOA Clubhouse. That one bid is for three sets of steps and one incline at \$23,400.00. We have a March deadline to get these installed. Gary Beech asked for further bids to be taken and to have this matter readdressed at the February board meeting.
STREET REPAIRS	No new bids for crack repair and sealcoating of our private roads have yet been received. The HOA Manager reports having a problem getting contractors to return calls or submit bids once they have looked over the project. Another bidder is due to show up on 1/22/2026. This matter will be revisited at the February HOA Board Meeting.
BATHROOM REPAIRS	This matter was tabled to the February HOA Board Meeting.
CLUBHOUSE REPAIRS	This matter was tabled to the February HOA Board Meeting.
TENNIS COURT REPAIRS	The crack repair and new lighting installation have been completed. A new net has been installed.

NEW BUSINESS

TRAFFIC CAMERAS	This matter was tabled to the February HOA Board Meeting.
RAISING DEPOSIT FEES FOR CLUBHOUSE RENTAL	The HOA Manager reported numerous incidents last year where renters of the Clubhouse did not clean up and/or damaged property. A raise in deposit fees from \$250.00 to \$300.00 was recommended. Fred Harrison proposed that only offenders should get banned and/or be subject to additional fees. A policy will be drafted and returned to the board to study at the February board meeting.

MEMBERSHIP COMMUNICATION

SPEED BUMPS	Allyson Jeffs, who was scheduled to speak about the speed bumps installed at the intersection of New Haven Drive and Nadia Way for a 90-day trial period, was delayed by other members not scheduled to speak, who assumed the floor ahead of her. The chairperson, having failed to keep this point of order, allowed for a situation where soon the whole room turned into an unruly, heated and noisy exchange between members and the board, with expletives and provocative language being expressed.
	Control of the floor having been lost, tempers flared to the point where even the chairperson shouted out some disreputable words.
	The chairperson apologized for his inappropriate conduct. The room calmed down a bit. Allyson Jeffs finally got her turn to speak. She laid out her argument,, and gave several reasons why she thought speed bumps are inappropriate for the HGGV HOA.
	The HOA chairperson noted member concerns about the speed bumps, thanked them for their feedback, asked them to give continued feedback as the speed bump trial period continued, and offer alternative solutions to the speeding problem.
ADJOURNMENT	Gary Beech motioned for adjournment. Danny Moreno seconded. All voted in favor. The meeting concluded at 7:35 PM.



Fred Harrison
Secretary
01/29/26