

Report on Residents' Time and
Question and Answer Period Prior To New Business
Hidden Valley Board of Directors' Meeting
November 18, 2011

Residents' Time

Comments of B. Washy- 1456 Gebhart Court

1. Questioned a contractor working on Sunday replacing a roof

Response: Newport, said yes, that is correct, contractors are not to be working on Sunday, but maybe due to inclement weather that was only time available. Mowery stated the Foundation would check into the matter.

2. Asked about a snow fence being installed to block drifting snow

Response: Doug Brown stated that snow fences are not allowed and most fall over and do not solve the problem of snow drifting.

3. Questioned what was being done about the tree that had been cut down which worked as a snow barrier?

Response: Doug Brown said that he and/or maintenance would look into the situation.

4. Thanked the Foundation for the installation of the handicap parking sign in her parking lot.

Comments of Kristi Brown - 160 Imperial Road

1. Questioned the Election Committee Policy

a. Why Executive Director, Mowery, picked up ballots at the post office and not the Foundation Secretary?

Response: Jones, Foundation Secretary, stated that since she was running for reelection to the Board, it would have been inappropriate for her to pick up the ballots. She had designated Mowery as Executive Director to assume those duties.

Newport quoted from the by-laws, Article VIII, Section 5, which states "...collected by the secretary or such other officer of the Foundation deemed responsible therefor..." which qualifies Mowery to collect the ballots.

b. Kristi Brown said she recently asked to be on the election committee and was told she was not needed and could not be on the committee—why was she not allowed to join the election committee?

Response: Jones responded that the election committee had been appointed and approved by the Board at the bi-monthly meeting held on September 16, 2011.

2. Have delinquency percentages been higher?

Response: Kollar responded that no they were lower than 2010. Newport stated that with an aggressive letter notification by Omni, as the management company, collections have improved.

Comments of David Hupe-1538 Timbercrest Court

1. Complimented the actions taken so far regarding tree removal and bush trimming done this summer. As a member of the Strategic Long Range Planning Committee, this was one of the initiatives recommended by the committee. This year he has seen improvement in the community as a whole after being left go for years with extensive trimming having to be done. The tree trimming was especially appreciated in his area as raccoons were living in the trees and getting into homes.

QUESTION AND ANSWER PERIOD ON NEW BUSINESS ITEMS

Comments of Kristi Brown - 160 Imperial Road

1. Will security check-ins also be doing walk around with new touch point system?

Response: Mowery and Newport stated that yes; the foot patrol will be incorporated in with the new touch point system.

Comments of Annette Fetchko - 1457 Gebhart Court

1. Are the replacements of the checkpoint equipment that does not work covered in the security agreement?

Response: Mowery stated that yes; the security vendor is working directly with the manufacturer. There will be no cost to the Foundation.

Comments of B. Washy - 1456 Gebhart Court

1. Is it defined in the landscaping contract what is considered common area and what is residential/homeowner ownership?

Response: Newport stated that yes, that he feels there is now a clearer definition of what is common area and now, Mowery, as Executive Director will make sure that all areas of the contract are enforced.

Comments of Bert Ries – 1575 Snowfield Place

1. Questioned how Lichtenfels would reduce the snow removal contract by 3%, if they receive the landscaping contract for two years?

Response: Mowery stated that all vendors involved in the bidding process were sent an additional letter asking if they received both the landscaping and snow removal contracts, what incentives would there be for the Foundation. Lichtenfels was the only vendor who responded. Mowery stated that if Lichtenfels was awarded the contract for landscaping, an amendment would be written to the snow removal contract and every monthly bill will show a 3% reduction to the total bill.

Comments of David Hupe-1538 Timbercrest Court

1. Stated that policies and procedure for condominiums and townhomes need to be in place to maintain a consistent look in landscaping as in architecture control. He feels that the Foundation should continue to maintain all areas, including the areas next to the condominiums and townhomes, as well as the replacement of trees and bushes. Then all areas

are replanted and not left to the decision of each homeowner what or if they replace.

Response: Brown stated the Foundation is responsible for removal and replacement of trees and bushes, and the maintenance committee is looking for a landscaping engineer/designer who has a heart for this mountain to review and design a master plan for removal and replacement of trees and bushes. Brown agreed that a policy on landscaping is needed.

Newport agreed that living in a planned community includes the Foundation being in control of replacement and not the homeowner.