



Hidden Valley Crestview Homeowners Association, Inc.
P.O. Box 1973, Crestview, FL 32536

BOD Meeting Minutes
Meeting Location: 6268 Old Bethel Rd., Crestview FL 32536
Monday, March 13, 2023

The meeting was called to order at 5:00pm.

In Attendance: Hector Aguayo, Pres.; Dylan Adams, VP; Deborah Adkins, Dir.; Marylin Welch, Sec./Treas.

Absent: Katie Adams, Dir.

Others in attendance: T. Welch

REPORTS

- Financial Report as of 3/12/23: Operating Acct.: \$15,277.90. Reserve Acct: \$20,757.95 = Total: \$36,035.85
- HOA Assessment Dues: 28 homeowners have paid. 8 homeowners are delinquent. The Board discussed and unanimously approved to assess 18% per annum to homeowners with unpaid Assessment Dues in accordance with HOA CCRs.
- Homes For Sale: 2. Two Estoppels were issued and emailed to Closing agents.
- ARC: Architectural review application for a fence installation was received – it was approved based on the description and specifications provided.

OLD BUSINESS

Private roads repair: Quotes for material and labor received. Proposal 1 for \$54,700 to repair potholes, fill cracks and sealcoat existing roads. Proposal 2 for \$161,458 to pave over existing roads. Quotes were reviewed, discussed and declined as they exceeded our budget. The Board will consider other options.

NEW BUSINESS

- A new printer is needed for HOA use. H. Aguayo offered to donate a new printer to the HOA.
- Common area lawncare: Contract was awarded to Terrance Lawn Care (TLC). The monthly cost is \$350. There will be two mowings & weed sprayings per month and edging once per month. Scheduled to start in April. Homeowners' cooperation is requested in keeping pets contained indoors or within fenced areas during edging and weed sprayings.
- Hurricane Season (6/1/23 – 11/30/23). Homeowners are required to plan ahead and be prepared if disaster strikes.
- Board meetings schedule for 6/12/23, 9/12/23 and 11/13/23 which is also our members annual meeting. Schedule to be posted on HOA website. Homeowners' participation is encouraged.
- Community Events: Get to Know Your Neighbor BBQ/Block Party, and Community-wide Garage Sales – events will be posted on Facebook.
- Hidden Valley Main Entrance Signs – Make Over project: Power washing signage bases, new paint color on signs and letters, new solar signs, and new landscaping (low maintenance perennials and mulch). Planned for April/May. Volunteers are welcome.

OTHER BUSINESS

Common Area - Drainage Retention Area (DRA): At our December 2022 HOA members annual meeting, homeowners expressed concern over the excessive growth of scrub and trees in the DRA. Discussion ensued and those present agreed that clearing of the site was needed to prevent blockage to the inlet and outlet duct system and to maintain a cleared pathway for storm water runoff into the retention pond. With the Board's approval, a group of homeowners/volunteers started the clearing work in January and much progress has been made to date. The clearing work will be carried out in phases with the goal to have it completed by the end of this year.

NEXT MEETING DATE: 6/12/23 at 5pm

ADJOURNMENT: 6:45pm

Minutes approved by the Board.

Submitted By: M. Welch
Secretary