



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

Tuesday, September 12, 2023 – Board Meeting Minutes  
Meeting Location: 6268 Old Bethel Rd., Crestview FL 32536

The meeting was called to order at 5:15pm.

In Attendance: Hector Aguayo, Pres.; Dylan Adams, VP; Katie Adams, Dir.; Sarah Dunphy, Dir.; Arnold Hill, Dir.; Marylin Welch, Sec./Treas.  
Members in attendance: T. Welch

**REPORTS**

- Financial Report – Period ending 8/31/2023: Operating Acct.: \$15,517.80. Reserve Acct: \$20,763.18 = Total: \$36,280.98.
- HOA Assessment Dues: Four liens were placed on properties of those who have not paid their annual assessment dues.
- Estoppels| Sales| Rentals - Estoppels: 1 Home Sales: 1 Home Rentals: 1.
- Insurance policy: Renewal invoice for \$975.78 was received – a premium increase of \$92.78. \$975.78 was paid in full on 9/8/23. Policy in effect for term: 10/19/23 – 10/19/24.
- Executive board meeting was held on 8/1/23 to appoint Sarah Dunphy and Arnold Hill as directors.
- ARC received two (2) architectural review applications.
  - Hidden Valley Rd. – Installation of in-ground swimming pool and extension of privacy fence. Action: Approved.
  - Ranch Dr. – Installation of above-ground pool. Action: On hold. Approval contingent upon inspection by the county.

Motion to accept reports: Hector. Seconded and approved unanimously.

**OLD BUSINESS**

- The second community-wide garage sale took place on 6/17/23.
- Unpaved circle on Ranch Dr. (Hector) – Action: See New Business.
- .21 ac. vacant lot at corner of Willsey and Hidden Valley (H. Aguayo). Action: Dismissed.
- Feasibility of turning private roads to public. (D. Adams). Action: Tabled.

**NEW BUSINESS**

- Asphalt repair work on Hidden Valley Rd. and the circle on Ranch Dr. Bid was received for \$13,000 – upon review and discussion, Board approved \$5,300 for repairs on Hidden Valley Rd. The repair work of the circle on Ranch Dr. was declined because the cost exceeded our budget. The Board will continue to consider other possible improvements for the circle on Ranch. Action: Tabled.  
Motion to accept: Hector. Seconded and approved unanimously.
- Lawn care provider quit on 8/17/23, last mow was done on 8/13/23. A new bid was received for \$280 per month (a cost savings of \$70) - scope of work: Mowing, weed eating and weed control of common areas (excludes edging). The new lawn care provider can start on 9/15/23. Motion to accept: Marylin. Seconded and approved unanimously.
- Common area DRA overgrown vegetation clearing and maintenance work is scheduled for 11/11/23.
- Homeowner's Property Rentals - set limits on the number of rentals. Action: Tabled.
- HOA Rules and Guidelines. Action: Tabled.
- Annual meeting of the members confirmed for 11/13/23, at Crosspoint Church 6268 Bethel Rd., time: TBD.

ADJOURNMENT: 7:25pm

Minutes approved by the Board.

Submitted By: M. Welch