



Crestview Hidden Valley Homeowners Association

Minutes of Board meeting

06/20/2022

Minutes of the Board meeting of the Crestview Hidden Valley Homeowners Association, Crestview Florida, held at 6038 Hidden Valley Road.

1. CALL TO ORDER

President- Heather Murray called the meeting to order at 7:05 pm

2. ROLL CALL

Board members present:

Heather Murray, President

Katie Adams, Secretary/Treasurer

Deborah Adkins

Hector Aguayo

Absent: Dylan Adams

3. FINANCIAL REPORT

- Total assets as of 06/20/2022 Checking- \$ 14996.33 Adjustable-rate money market CD- \$ 15003.38. \$.38 interest added
- Currently there is 1 homeowner past due. Will be sent to collections through Mr. Sloan

4. Old News

- Deb will be looking into correcting the color of the street sign on Hidden Valley/Poverty creek as it should be blue. – Deb has spoken with the city; it is on their work order list. Completion ETA unknown currently.
- Phyllis to investigate alternate tax payers to complete filing taxes. – Taxes were never previously filed. Freedom Tax is working to complete all the necessary years.

- Continue the work to complete changes needed to bylaws - Comparison to be done with examples prior to committing to Lawyer fees.
- Hector to investigate how access to Phase II and Phase III will be for new construction.

5. NEW BUSINESS

- Community Clean up on 05.07.2022 had people from five homes participate.
- Annual Report filed and check sent on 4.27.2022 to Florida Department of State, Division of Corporations.
- Complaint form created and posted to HOA Website.
- On 04.27.2022, Mrs. Hill submitted an email to inform the Board the entranceway sign was in need of repair. Exurt Handyman Services contracted and sign repaired on 05.20.2022 - \$350.00 (paid in full).
- Lawn Service quotes received from seven businesses: Terrance Lawn Care, Golden Boys Landscaping LLC, Kast Lawn Care LLC, Tru-Cut Lawncare, Marigold Landscaping, Fresh Cutz by Josh, Neighbors Envy Landscaping. Board Members voted on Terrance Lawn Care - \$300/month
- Sidewalk on Willsey Trail broken and raised, creating a safety hazard. LH Services of NW FL LLC contracted for \$370.00 to remove and replace 5ft x 5 ft section, pending final invoice to send for payment, work completed on 06.01.2022.
- Two Architectural Review Requests have been received and approved by the Architectural Review Committee since the last Board Meeting.
- Two requests if an Architectural Review Form was needed for upcoming projects were received via email and both homeowners were informed their projects did not need approval.
- Two Estoppel Requests and one Statement of Record for Refinance have been received and processed since the last Board Meeting.
- On 05.05.2022, Mr. Hill submitted a complaint about a potential violation of trash accumulating in the fenced back yard of 3630 Ranch Dr. Also stated that there were travel trailers in the backyard of another home on Ranch Drive without a fence, and also highlighted county code violations of structures within five feet of the property lines and claimed parking on the sidewalk violated county code.
 - i. Letter sent to 3630 Ranch Requesting inspection; home inspected and no violation existed, the items in question were home improvement materials, however, the homeowner did organize it better so when Mr. Hill looked from his second story window, it was organized.
 - ii. Informed Mr Hill the updates to the CCR did not require a travel trailer to be stored behind the fence.
 - iii. Heather Murray, HOA President, researched the County Code and contacted the County Code Enforcement Office, Lynn from the County Code Enforcement office (8506517180). They confirmed that the County Code does not apply to private property. Emailed Mr. Hill and he disputed the facts provided, and Mr. Hill called Code Enforcement to come to the neighborhood. Emergency notification via email to homeowners was sent, Code Enforcement arrived the

next business day (05.09.2022) and further confirmed they had no jurisdiction over private sidewalks.

- iv. Regarding the structures within five feet of the property, the HOA notified Mr. Hill that if he had a complaint regarding Code Enforcement, he would need to contact them, as the HOA had no restrictions regarding the distance from the property line. When Code Enforcement arrived, they issued a notice to one homeowner to correct their issue.
- On 06.09.2022, email received from Mr. Hill with an attached complaint form. Email returned without action on 06.12.2022, the form was incomplete.
 - On 06.12.2022 email was received from Mr. Hill with an attached complaint form. Verbiage added in addition was disrespectful ("Please be a President and do your job in enforcing the HOA CCRs. If not please step down. Ridiculous!!! Quit putting a blind eye to everything and step up. You cant be President and be everyones friend. IF not I guess ill just do what I want because nothing will be done"). As this was the third email that contained disrespect and belittling, an email was returned stating disrespect will no longer be tolerated and any emails that are disrespectful will not be actioned.
 - On 06.13.2022, Mr. Hill sent an email asking the HOA to request the homeowner that had a construction dumpster temporarily placed to gather the trash that had been blown loose by the storms. Email sent to Homeowner, they complied, Mr. Hill notified it should have been completed and it was verified by Mr. Hill the homeowner did indeed gather the loose trash.
 - Tentative Annual meeting December 5, 2022 @ 7 pm location TBA
 - All further meetings will take place every other month, with the next meeting on August 15, 2022 at 7pm.

NEXT MEETING DATE

August 15,2022 @ 7 pm 6038 Hidden Valley Road

The member's meeting was adjourned at 7:35 pm

These minutes were approved by the board of Directors

Katie Adams, Secretary

6/20/2022