

Hidden Lake Board Meeting Minutes February 8, 2021 at 7:00 p.m. on Zoom

A. CALL TO ORDER

Due to the COVID-19 situation the Board Meeting was conducted on Zoom.

Arjang called the meeting at 7:02 p.m. All Board members were present, except for Eric.

Members in attendance (7):

David Canoles
Ricky E
Patti Ginise
Jill Haberman
Adam Libarkin
Stefani Porter
Jay Seashore

ELECTION UPDATE

2021 Board Positions:

President: Arjang SadatHosseini
Vice President: Eric Halem
Treasurer: Matt Hochberg
Secretary: Helena Franchi
At Large: David Salmanson

The Board would like to thank Jay Seashore for his vast knowledge and great service on the Board over the years. We wish him all the best with his future endeavors.

B. PREVIOUS MEETING MINUTES

Arjang made a motion to approve the Board meeting minutes from January 11, 2021 and the Special Executive Board Meeting minutes from February 1, 2021 as is.

David S. seconded the motion. All in favor. Motion approved.

C. TREASURER'S REPORT

Finance Report as of January 31, 2021:

Operating Account: \$44,205

Receivables: \$16,699

Total on Report: \$60,904

Reserve Account: \$224,738

Total Cash Balance: \$285,642

Aging Report (Late Payments):

≥ 30 -59 days: \$2,601

≥ 60 -89 days: \$1,099

≥ 90 days: \$8,367

Current: \$4,631

Total on Report: \$16,699

D. COMMITTEE REPORTS

Maintenance

Arjang reported that a recent door jam at the guard shack has been repaired by a contractor.

Streets & Sweeping

Helena reported that during 2021 seal coating of some neighborhood streets are due. Most urgently South Sedan Avenue and Ducor Avenue.

The issue with speeding in the community was discussed. Other types of speed bumps or ways to slow down the traffic were brought up. Helena will discuss alternatives with GPM. Identified violators will be sent a warning letter and/or a fine. The Board will send out a friendly reminder about the speeding rules with the next billing.

Pool

No report.

Tennis/Basketball

Complaints about disrespectful behavior and misuse of the electronic sign up system for the tennis/basketball court were discussed. A letter will be sent to APN 2005-006-025 regarding the complaints and the importance of vacating the court after a finished session including all personal equipment/items. The signs with court rules will be updated before they are ordered by Eric. If necessary the HOA Rules & Regulations will be revised.

Arjang reported that Ferandell has not been paid for the resurfacing of the court as of yet. A key for the basketball hoop will be painted as previously voted on as well as an extra pad for the basketball pole.

Lake

Helena reported that the chemical report for the lake is excellent.

Landscaping

Eric will contact Legacy again to remind them to check the issues with the clubhouse lawn for a potential leak or overwatering.

Ronnie will be asked to check the broken gutter/grate near the tennis court.

Security

David S. reported that there has been yet another change in regards to the installation of the new security gates. Globus Gates cancelled and returned the prepayment. 1st Class Access Control submitted a \$44,105 proposal to the Board which the Board has voted on and approved. It is about \$2,000 more than the Globus Gates quote, but includes in additional and necessary control panel.

The new gates require different vehicle access stickers. The cost of these were discussed and whether the HOA or the homeowners should be charged for some of these.

A resident brought up a concern of whether the trash cans would have enough space on pick up days with the new gates.

Architectural Committee (AC)

A new guard shack is on the list of priorities for 2021.

Governing Committee

Matt reported that the Committee will meet with the lawyers to discuss the draft document that at the moment is not satisfactory.

Fire Safety Committee

No report.

E. OTHER

The Board discussed the use of certified mail to make sure the correspondence to homeowners are being received.

F. HOMEOWNERS OPEN FORUM

A resident brought up that there is a need for a third pet station at the end of Carla Lane. The Board will look into this.

G. THE GENERAL MEETING WAS ADJOURNED AT 8:59 p.m.

H. EXECUTIVE SESSION (Board Members Only)

The Executive meeting was called to order at 9:00 p.m. All Board members were present, except for Eric.

The Board discussed the following:

New vehicle stickers needed for the new security gates.

VOTE

Arjang made a motion that with the installation of the new security gates, each residence will receive two free vehicle stickers from the HOA, and be charged \$20 for each additional sticker for other vehicles of the household.

Helena seconded. All present in favor. Motion approved.

Additional cost for ordering vehicle stickers for the new security gates.

VOTE

Matt made a motion to accept the cost of \$2,100 proposed by 1st Class Access Control to cover the additional vehicle stickers needed with the installation of the new security gates.

David S. seconded. All present in favor. Motion approved.

Fines.

VOTE

Arjang made a motion to fine APN 2005-007-009 as stated in the letter sent to the homeowner: \$100 for the first two weeks starting on February 8, 2021, and \$500 per week after that.

Matt seconded. All present in favor. Motion approved.

The meeting was adjourned at 9:43 p.m.

THE NEXT BOARD MEETING IS SCHEDULED ON MARCH 8, 2021 AT 7:00 PM.

Minutes taken by Helena Franchi