

# Hidden Lake Board Meeting Minutes

## March 8, 2021 at 7:00 p.m. on Zoom

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### A. CALL TO ORDER

Due to the COVID-19 situation the Board Meeting was conducted on Zoom.  
Arjang called the meeting at 7:01 p.m. All Board members were present.

#### Members in attendance (8):

David Canoles  
Lorelei Ellingwood and Brandon  
Patti Ginise  
Daniela Macias  
Stefani Porter  
M. Reynaldo  
Linda Zeidman

### B. PREVIOUS MEETING MINUTES

#### VOTE

Arjang made a motion to approve the Board meeting minutes from February 8, 2021 and the Special Executive Board Meeting minutes from February 22, 2021 as is.

Matt seconded the motion. All in favor. Motion approved.

### C. TREASURER'S REPORT

Finance Report as of February 28, 2021:

**Operating Account:** \$75,353

**Receivables:** \$13,862

**Total on Report:** \$89,215

**Reserve Account:** \$228,230

**Total Cash Balance:** \$317,445

Aging Report (Late Payments):

≥ 30 -59 days: \$1,293

≥ 60 -89 days: \$1,682

≥ 90 days: \$8,269

**Current:** \$2,618

**Total on Report:** \$13,862

### D. COMMITTEE REPORTS

#### Maintenance

The maintenance of the guard shack was discussed. Arjang will talk to Ronnie and Eric will talk to Secural. An additional pet station on Carla Lane was discussed. The board will not make a decision about this at the moment. The Board will consider it up again If more requests are coming in.

#### Streets & Sweeping

Helena reported that during 2021 seal coating of South Sedan Avenue and Ducor Avenue are due (overdue). An estimated cost for these streets is \$15,000. Helena will contact GPM to get updated quotes. The Board has sent a letter to all residents reminding about speed limits, trash can policies etc.

#### Pool

No report.

### Tennis/Basketball

Two signs with the new court rules have been ordered. Eric will follow up.

Arjang will contact Ferandell regarding the basketball key lines that still need to be painted.

Matt will contact Gatekeeper regarding a quote for a push gate.

### Lake

Helena reported that one of the lake fountains is broken. A quote for replacement parts is expected soon.

### Landscaping

Eric has received two quotes for adding additional lights to the front entrance walls. It will be about 6 new lights at the cost of \$85 each.

Legacy has repaired the broken sprinklers.

Eric is working on getting bids to repair HOA lawns around the lake and all other common areas.

### Security

David S. reported that 1st Class Access Control will most likely start the installation of the gates next week.

Shock U Electric will do the electrical work.

The Board is preparing the letters to the two homeowners mostly affected by the gate installation. A lawyer has been contracted to draw up the letters of approval from these homeowners.

The new security gate requires new RFID vehicle stickers. The Board is finalizing the new application form for these. Each homeowner/resident will get two free tags and after that each tag will cost \$20. Tag are not transferable.

Some of the security guards will be trained to install the vehicle tags.

### Governing Committee

Matt reported that the Committee has reached out to the lawyers for a meeting to discuss the draft document that at the moment is not satisfactory.

### Fire Safety Committee

Helena and Matt is still working on recommendations for the HOA residents.

### **E. OTHER**

No report.

### **F. HOMEOWNERS OPEN FORUM**

A resident asked if the pool is going to be reopened in the end of May. The Board will follow all the state and local recommendations regarding this issue.

A resident asked when the guard shack is being updated. The Board is planning for updating the guard shack during 2021.

A resident on Denise Lane reported that many of the grates need to be cleaned/replaced. Matt will ask Evan at Westcom to send a letter about this to the City.

A resident pointed out that some homes still have their Christmas lights up. The Board will once again send out letters to these home owners.

A resident mentioned that it seems like that there is no street sweeping on upper Denise. The Board will investigate.

### **G. THE GENERAL MEETING WAS ADJOURNED AT 8:06 p.m.**

## **H. EXECUTIVE SESSION (Board Members Only)**

The Executive meeting was called to order at 8:06 p.m. All Board members were present.

The Board met with some homeowners to advise and resolve some issues.

The Board discussed the following:

### Approval of changing exterior house colors

The Board will make a decision regarding submitted samples.

### Guard sign

Eric will contact Secural regarding a proper sign to display when guards are not present.

### Maintenance

The Board will review the list of assigned duties.

### Lake fountain repair

#### **VOTE**

**Matt made a motion to accept the proposal from Bio Clear Water Solutions and Emilio Sanchez for parts (incl. tax) and installation to the total cost of \$630 to repair one of the lake fountains.**

**Eric seconded. All in favor. Motion approved.**

The meeting was adjourned at 8:35 p.m.

**THE NEXT BOARD MEETING IS SCHEDULED ON APRIL 12, 2021 AT 7:00 PM.**

Minutes taken by Helena Franchi