

Hidden Lake Board Meeting Minutes

April 12, 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 7:05 p.m. All Board members were present except Eric who joined later.

Members in attendance (11):

David Canoles
Drago
Deborah Dreyfuss
Jill Haberman
Ronnie Montano
Adrienne Perry
Stefani Porter
Julie Ridell
Rebecca Roth
Linda Zeidman
Skylar

B. PREVIOUS MEETING MINUTES

VOTE

Arjang made a motion to approve the Board meeting minutes from March 8, 2021 and the Special Executive Board Meeting (SEBM) minutes from March 15, 2021, March 22, 2021, April 5, 2021 and April 6, 2021 as is.

Matt seconded the motion. All four Board members present in favor. Motion approved.

C. TREASURER'S REPORT

Finance Report as of March 31, 2021:

Operating Account: \$76,893

Receivables: \$14,398

Total on Report: \$91,275

Reserve Account: \$219,776

Total Cash Balance: \$311,051

Aging Report (Late Payments):

≥ 0-30 days: \$3,042

≥ 31-60 days: \$1,440

≥ 61-90 days: \$527

≥ 90 days: \$9,333

D. COMMITTEE REPORTS

Maintenance

- Matt reported that the storm drains on Denise Lane belongs to LADWP. According to LADWP grates cannot be added.
- The clock next to the clubhouse is not working. Adrienne will provide the Board with contact information to a clock repair vendor.
- A homeowner tripped, fell and ended up with a sprained wrist on an uneven sidewalk at APN# 2005-006-012. The Board will investigate if the homeowner is responsible for repairing the sidewalk or not. An overall discussion followed about who is responsible for the HOA sidewalks. The Board will investigate.

Streets & Sweeping

Helena reported that the curbs from Roscoe Blvd to the new security gates will be painted red on both sides of Sedan Avenue to indicate a "no parking" zone. In addition, the entrance lane will be divided in two with a white line and the part next to the guard shack will be the visitor lane.

Pool

The possibility of reopening the pool was discussed. The HOA is not financially capable to adhere to the current pool reopening rules and guidelines. More importantly, the management attorney is advising against it at the moment due to the risk of the HOA being sued which could affect all homeowners immensely. Most likely, the LA County reopening rules will be updated soon. The Board is looking forward to a pool reopening as soon as possible.

Tennis/Basketball

Two signs with the new court rules have been ordered. Eric reported that they are on back order.

Arjang reported that Ferandell has not responded for several months to his calls to finish basketball key lines in accordance to the signed contract.

Matt has contacted Gatekeeper regarding a quote for a push gate. They are not interested. The Board needs to find another vendor.

Lake

Helena reported that the second lake compressor stopped working that is affecting the air stations (bubblers). Emilio has repaired the compressor and it will be reinstalled in a couple of days.

Landscaping

Eric reported that the additional lights for the new front entrance walls cost about \$85 each. We might need 6-8 lights.

Eric also reported that he has received an estimate of \$2,500 from Joe Mendoza for scalping and reseeding common area lawns around the lake, the island and around the clubhouse. Legacy's proposal was more than \$6,000.

Security

- Eric reported about an incident with a transient entering the neighborhood and going into a residents front yard on Samra Avenue. The security guard and a homeowner who watched this happen followed the person and 911 was called. The person was later located in the homeowner's back yard.
- The Board has decided that the back gate should be replaced before the front security gates are installed. Updated proposals are expected shortly. By doing this, the back gate can be used during installation of the front security gates.
- The contract with 1st Class Access Control for the front security gates has been signed.
- Start dates are being discussed with the vendor.
- Approximate costs:
 - \$45,000 for the front security gates.
 - \$7,000 for electrical work.
 - \$1,000 for a key box
- Arjang reported that no payments for RFID decals should be made until tags has been received.

Governing Committee

Matt reported that the governing document are still being revised.

Fire Safety Committee

No report.

E. OTHER

The Board will update the Rules and Regulations.

J

F. HOMEOWNERS OPEN FORUM

- A resident asked who is cleaning the tennis court. Previously, the former maintenance man cleaned the court once a month and Legacy is supposed to blow it every week. Arjang will contact Ronnie and Legacy to follow up on this.
- A resident asked if the lake fountains are working. Helena will contact the lake maintenance vendor to check on this and to reset the timers if needed. Ronnie will also check the timers.
- A resident proposed that a 4th of July celebration should be reinstated this year. An approximate budget of \$1,500 is needed. Jill Haberman and Stefani Porter will be organizing the event but many volunteers are needed for this event to take place.
- A resident asked what can be done when a neighbor is being overly noisy at certain times. The LA City Code, which also applies to our HOA, states that certain noise is allowed between 7 am and 10 pm if can be detected 150 feet from the property. The Board could send a letter to the homeowner advising on complying to the "good neighbor clause".
- A resident brought up the issue that sometimes guards do not lower the gate arm after each entrance. Arjang will address this with Secural.

G. THE GENERAL MEETING WAS ADJOURNED AT 8:29 p.m.

H. EXECUTIVE SESSION (Board Members Only)

The Executive meeting was called to order at 8:32 p.m. All Board members were present.

The Board discussed the proposals for the front and back security gates, possible start and finish dates, and when to meet to discuss updated proposals.

The meeting was adjourned at 9:30 p.m.

THE NEXT BOARD MEETING IS SCHEDULED ON May 10, 2021 AT 7:00 PM.

Minutes taken by Helena Franchi