

Hidden Lake Board Meeting Minutes May 10, 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 7:06 p.m. All Board members were present.

Members in attendance (14):

David Canoles
David Chadorchi
Drago
Ricky Eisenberg
Jeanette Fishman
Patti Ginise
Jill Haberman
Mia Montano
Ronnie Montano
Adrienne Perry
Julie Ridell
Rebecca Roth
Trennon Waters
Linda Zeidman

*****SPECIAL ANNOUNCEMENTS*****

Arjang announced that the pool will open up on Saturday, May 15th.

Residents who wish to contact the Board with questions and concerns can do so by submitting an email on www.hidden-lake.org. Facebook is not an official Board forum and should not be used for contacting the Board.

B. PREVIOUS MEETING MINUTES

VOTE

Arjang made a motion to approve the Board meeting minutes from April 12, 2021, April 15, 2021, and May 6, 2021, as is.

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

C. TREASURER'S REPORT

Finance Report as of April 30, 2021:

Operating Account: \$81,503

Receivables: \$15,585

Total on Report: \$97,088

Reserve Account: \$212,347

Total Cash Balance: \$309,434

Aging Report (Late Payments):

≥ **0-30 days:** \$3,146 (18 homes)

≥ **31-60 days:** \$1,668 (13 homes)

≥ **61-90 days:** \$1,237 (6 homes)

≥ **90 days:** \$9,535 (11 homes)

VOTE

Arjang made a motion for the Board to approve of an on-site reserve study update by the Association Reserves to the cost of \$1,040.

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

D. COMMITTEE REPORTS

Maintenance

- Matt reported that the Board will obtain a new title report in order to see if the sidewalks are marked as common property or homeowner property.
- The Board has received two proposals for diagnosing, servicing and repairing the community clock. TikTokTony wanted about \$1,150 to just come out and diagnose. The Clock Specialist takes \$250 for diagnosing, servicing and start repairing the clock for one hour. It costs \$125 per additional hour. The Brown clock has an original outside (cast) but everything on the inside has been updated and modernized.

VOTE

Helena made a motion for the Board to approve the proposal from The Clock Specialist to diagnose, service and repair the clock for no more than \$500.

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

Streets & Sweeping

Helena reported that the Board has received two proposals for painting the curbs and stenciling "Fire Lane" on them and paint street markings and stenciling "Visitors" on Sedan Avenue from Roscoe Blvd to the guard station.

Ronnie's proposal for the job is \$500 for one paint coat.

GPM's proposal is \$1,495 for two paint coats (two separate visits).

VOTE

Arjang made a proposal for the Board to accept Ronnie Montano's proposal of \$500 to paint the curbs red on both sides of Sedan Avenue from Roscoe Blvd to the guard shack, and stencil pre approved text on them and paint a dividing line from the entrance of Sedan Avenue and stencil pre approved text on the visitor lane.

Helena seconded. All in favor. Motion approved.

Pool

The pool will open up on Saturday, May 15th. The Board is working on implementing a reservation system(with 2 hour time slots and max 4 households per time slot), as well as a more frequent and rigorous cleaning schedule for the bathroom and the pool area. The pool area will be deep cleaned before the opening, taped off areas will be marked, and required signage and rules will be posted around the pool, the bathroom and on the website.

Tennis/Basketball

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

Helena reported than Ferandell will finish the basketball key lines shortly.

Lake

Helena reported that an electrician came out to check the broken fountain. The motor has been short circuited and needs to be exchanged. Emilio is looking for a new motor and a new fountain.

Mendoza is in the process of greening the area around the lake. It will take a couple of months for results to show.

Landscaping

The Board voted to accept the \$2,500 proposal from Mendoza to scalp and reseed common area lawns around the lake, the island and around the clubhouse at the SEBM meeting on April 15, 2021.

Security

The Board voted and accepted proposal #6782-R from 1st Class Access Control with the maximum amount of \$17,800 to install a new back fence/gate with two sliding openings on rollers. This gate will be used during certain street projects and in emergency situations.

The work with the new back gate has started.

Governing Committee

Matt reported that the governing documents are still being modified but are close to being presented to the lawyers.

Fire Safety Committee

Matt reported that the decision to improve the design of the back gate is one part of improving safety in our community especially during emergency situations such as the fire season etc.

E. OTHER

The Board is still working on updating the Rules and Regulations.

F. HOMEOWNERS OPEN FORUM

The question of when the clubhouse will be opened up again for reservations was asked. The Board is monitoring the regulations and guidelines from LA County Health Department and will open up as soon as it is safe to do so.

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 8:47 p.m. All Board members were present.

The Board discussed:

- the installation of the front and back security gates
- delinquencies

VOTE

Matt made a motion to remove the pre-lien fee for APN#2005-008-015.
Eric seconded. All in favor. Motion approved.

The meeting was adjourned at 9:28 p.m.

THE NEXT BOARD MEETING IS SCHEDULED ON JUNE 14, 2021 AT 7:00 PM.

Minutes taken by Helena Franchi