

# Hidden Lake Board Meeting Minutes

## June 15, 2021 at 7:00 p.m. on Zoom

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### A. CALL TO ORDER

The Board Meeting was conducted on Zoom.

Arjang called the meeting at 7:06 p.m. All Board members were present except for David S. and Eric. David S and Eric showed up later during the meeting.

#### Members in attendance (6):

David Canoles  
David Chadorchi  
Patti Ginise  
Stefani Porter  
Rebecca Waters  
Trennon Waters

#### **\*\*\*SPECIAL ANNOUNCEMENTS\*\*\***

Arjang announced:

- the Board is preparing for the club house to open up for reservations soon; and
- Board meetings will continue being conducted on Zoom.

### B. PREVIOUS MEETING MINUTES

#### **VOTE**

Arjang made a motion to approve the Board meeting minutes from May 10, 2021, SEBM minutes from May 17, 2021, May 20, 2021, and June 7, 2021, as is.

Matt seconded the motion. All present (Matt, Arjang and Helena) in favor. Motion approved.

### C. TREASURER'S REPORT

Finance Report as of May 31, 2021:

**Operating Account:** \$84,705.80

**Receivables:** \$14,400

**Total on Report:** \$99,105.80

**Reserve Account:** \$193,176.37

**Total Cash Balance:** \$292,282.17

Aging Report (Late Payments):

≥ **0-30 days:** \$2,066.40 (12 homes)

≥ **31-60 days:** \$1,290.(11 homes)

≥ **61-90 days:** \$891 (7 homes)

≥ **90 days:** \$10,152.60 (7 homes)

#### **VOTE**

Matt made a motion for the Board to record the moving ahead on the lien on APN #2005-009-014.

Arjang seconded. All present in favor (Arjang, Matt, Helena, David S.). Motion approved.

## D. COMMITTEE REPORTS

### Maintenance

- The Board hired a surveyor to establish who is responsible for the HOA sidewalks. The result from the survey concluded that the sidewalks are common area property. Sidewalk damage caused by for example tree roots from a homeowner's property, is the responsibility of the homeowner.
- The Board is still waiting for a proposal for the clock repair. The clock movement parts are broken and need to be replaced.
- A new guard shack will not be possible within the 2021 fiscal year.
- The bulletin board need to be replaced. It will cost about \$120. Patti G. has information regarding this.

### Streets & Sweeping

- The curbs near the front entrance has been painted red, text has been stenciled on them and the line and writing on the entrance side of Sedan Avenue has been completed.
- GPM has sent the Board a proposal for repairing the cut up street for the installation of the new security gates. GPM states that they will not be responsible for any failure from the patches since the backfill was made by another vendor. The repair will be done on June 22nd.

### **VOTE**

**Arjang made a motion to accept the \$2,740 proposal from GPM to repair the trenches on Sedan Avenue near the guard shack.**

**David S. seconded. All present in favor (Matt, Arjang, Helena and David S.). Motion approved.**

### Tennis/Basketball

- Ferandell need to reschedule the painting of the basketball key lines due to excessive heat.

### Pool

- The Board will lift most of the current pool usage restrictions as soon as Los Angeles County Department of Health has posted the updated guidelines.

### Lake

- At SEBM 6/7/21 the Board voted and approved of the ordering of a new lake fountain to the cost of \$8,136. The fountain will be installed as soon as it arrives, most likely within the next 2-4 weeks.
- Emilio and an electrician came out to check the second fountain that isn't working properly. The conclusion is that the motor on this fountain is broken as well and needs to be replaced. The Board will wait to order a new second lake fountain until after the security gates have been installed.

### Landscaping

- The Board had Legacy to cut some tree branches near the back gate in order for traffic to exit.
- The reseeding around the lake is done but might need a touch up due to the geese eating the seeds.
- Pipe flooding near the guard shack has been repaired.
- Sprinklers around the lake were left on for days. If water had been turned off during this time the bathroom could not have been used.

### Security

- Some of the panels on the new back gate will be changed to match the color of the main part of the fence.
- A Knox box has been ordered for the back gate. The registration fee is \$375. The same is needed for the front gate.
- Reports on people speeding was discussed. If anyone observes people speeding, please contact the Board with pictures, license plate, date and time.

### Governing Committee

- The Board will prioritize the governing documents once the security gates have been installed.

### Fire Safety Committee

- Fire season is upon us and Matt and Helena will put together recommendations for homeowners on how they can make their property more fire proof.
- Raluca W. recommended covers for gutters and will send information about these to the Board.

### **E. OTHER**

- Stefani Porter stated that her wrist was fractured, not sprained, when she fell on the sidewalk on March 31<sup>st</sup>.
- David S. and Eric is looking into the possibility of arranging something for 4th of July.
- The Board might adjust the contract for clubhouse usage restrictions as soon as Los Angeles County Department of Health has posted the updated guidelines. The clubhouse has been prepared to open for reservations.
- Ronnie will deep clean the clubhouse before the re-opening.
- At SEBM 6/7/21 the Board voted and approved of the purchase of 60 new chairs and 5 tables for the clubhouse.
- The clubhouse reservation contract has been updated and a temporary extra fee for deep cleaning after each reservation has been added.

#### **VOTE**

**Matt made a motion to start taking clubhouse reservations from June 21st and to accept rentals of the clubhouse from June 21st and that signed contracts are subject to change.**

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

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

- With many Covid-19 restrictions being lifted, the request of reinstalling the pool area umbrellas came up. The Board will discuss in executive session.
- The Board doesn't know when the RDIF tags will be installed. Hopefully within the next couple of weeks.

### **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.

The Board discussed:

- General Board meeting minutes (draft) will be available upon request within 30 days from the previous General Board meeting. The Board will not read the previous meeting minutes at the beginning of the General Board meetings.
- Pool area umbrellas will be reinstalled.
- A Board member has been observed speeding in our community.
- The inconvenience for the six homes near the new security gates during construction.

#### **VOTE**

**Arjang made a motion to credit back APN#2005-003-025, APN#2005-003-026, APN#2005-003-027, APN#2005-009-018, APN#2005-009-019, and APN#2005-009-020 one month of HOA dues of \$204 each for being considerably inconvenienced during the construction and installation of the security gates. Helena seconded. Four in favor. One abstained. Motion approved.**

- The cost for Emilio's electrician to check the second lake fountain was \$180.

**VOTE**

**Matt made a motion to accept the cost of \$180 for Emilio to have the seconded lake fountain checked by an electrician, and for the bill to be sent to Westcom.**

**Helena seconded. All in favors. Motion approved.**

The meeting was adjourned at 9:29 p.m.

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

Minutes taken by Helena Franchi