

# Hidden Lake Board Meeting Minutes

## July 12, 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 7:05 p.m. All Board members were present except for Eric.

#### Members in attendance (9):

Kathy Boyd  
David Canoles  
John and Nancy Drago  
Patti Ginise  
Jill Haberman  
Stefani Porter  
Patrichia Richard  
Julie Ridell

### \*ANNOUNCEMENTS\*

Arjang announced:

- The club house opened up for reservations on 7/1/21.
- The updated Rules & Regulations has been sent out to the homeowners for comments.
- The 4th of July event with a taco truck was successful. Thank you David S. and Eric for contributing to this event.

### B. PREVIOUS MEETING MINUTES

#### VOTE

Arjang made a motion to approve the Board meeting minutes from June 15, 2021 with corrections and the SEBM minutes from June 28, 2021 as is.

Helena seconded the motion. All present in favor. Motion approved.

### C. TREASURER'S REPORT

Finance Report as of June 30, 2021:

**Operating Account:** \$80,533.71

**Receivables:** \$15,012.60

**Total on Report:** \$95,546.31

**Reserve Account:** \$190,020.53

**Total Cash Balance:** \$285,566.84

Aging Report (Late Payments):

≥ **0-30 days:** \$2,621 (11 homes)

≥ **31-60 days:** \$921 (9 homes)

≥ **61-90 days:** \$1071 (9 homes)

≥ **90 days:** \$10,399.60 (8 homes)

Matt reported that the State of California is reviewing requirements for HOAs in regards to reserves funds and maintenance as a consequence of issues that led to the collapse of the condominium complex in Florida.

## **D. COMMITTEE REPORTS**

### Maintenance

- The Board will receive a proposal for the repair of the clubhouse clock later today. The estimated cost is about \$5,000. A new clock mechanism, movement, faces and face covers, some electrical rewiring etc. are needed. The Board will investigate if this can be done within this year's budget or during next year.
- The perimeter walls facing Woodlake Avenue is the homeowners responsibility. This was clearly established after the last major earthquake. The sidewalks on Woodlake Avenue are the City's responsibility.
- Red tape/paint or cones will be placed on or near uneven parts of sidewalks in our community.
- LADWP has repaired the leak on Samra Avenue. The patch job is unsatisfactory. Matt will call and see if they can come out again and fix it.
- The Board has reviewed Ronnie's work duties and monthly pay.

#### **VOTE**

**Arjang made a motion to increase the monthly pay for Ronnie Montano for agreed upon community maintenance from \$650 to \$865 per month effective July 1st, 2021.**

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

### Streets & Sweeping

- GPM has repaired the trenches near the front entrance.
- Two streets will be seal coated this year. Once the security gates are finished Helena will contact GPM for proposals.
- The Board will check which community sidewalks are in need of repair.

### Tennis/Basketball

- Ferandell has notified the Board that they will paint the basketball key lines within the next 10 days.
- The Board will ask Ronnie to order new signs with rules for the tennis/basketball court.

### Pool

- The pool reservation system has been removed.
- Ronnie will be asked to get stickers to correct (10 am - 8 pm) the incorrect pool hours on the sign at the pool.

### Lake

- One of the new lake fountains has arrived and will be installed shortly.
- The second lake fountain also need to be replaced. The Board will wait until the security gates have been installed to see if a new fountain can be purchased this year or not.

### Landscaping

- A homeowner reported that the areas around the lake seems to not being watered. Legacy will be contacted to check the sprinklers around the lake.
- Legacy is trimming a certain number of trees around the lake and other parts of the community yearly.

### Security

- The security gate contractor has reported that the gates are in fabrication and will be installed at the end of next week.
- The new sign at the entrance need to be covered until the gates have been installed.
- **VOTE**  
**Matt made a motion to reimburse Arjang for the amount of \$112.71 for the purchase of a sign guiding visitors and residents at the front entrance.**

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

- **VOTE**

**Matt made a motion to credit back \$125 to APN#2005-007-017 for using their electricity for the temporary guard shack at the back gate from May 24th to June 24th.**

**Arjang seconded. All present in favor. Motion approved.**

- The Board will soon announce that the RFID tags are ready to be installed.
- Arjang reported that he has received quotes for a new high definition camera system at the clubhouse (\$6,850) and at the guard station (\$4,412). A homeowner suggested that the Board could look into if Ring can offer a camera monitoring system to a cheaper price.

#### Governing Committee

- The results from the State of California's review of the requirements for HOAs reserves funds might have an impact on the governing documents.

#### Fire Safety Committee

- Brown lawns and yards not cleared from brush and debris could become a fire hazard.

#### **E. OTHER**

- The Board will continue to conduct Board meetings on Zoom for the next few months and then reevaluate.
- Feeding the geese is a finable offence and can harm the geese.
- The Board will try to attract residents to participate in a social committee and to start planning for a community Halloween event.
- **VOTE**  
**Matt made a motion to reimburse David S. for the amount of \$1,000 for the taco truck rental on July 4th.**  
**Arjang seconded. All three present in favor. Motion approved.**

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

A resident asked if the Board has sent letters to the homeowners behind the homes on the west side of South Sedan Avenue, regarding keeping these area clear from brush to prevent a fire hazard.

#### **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 9:33 p.m. All Board members were present except for Eric.

The Board discussed:

- The security gates and communication with the contractor.
- The proposal for repairing the clock in front of the clubhouse.
- Starting up a social committee.

The meeting was adjourned at 9:56 p.m.

**THE NEXT BOARD MEETING IS SCHEDULED ON AUGUST 9, 2021 AT 7:00 PM.**

Minutes taken by Helena Franchi