

Hidden Lake Board Meeting Minutes August 9, 2021 at 7:30 p.m. on Zoom

A. CALL TO ORDER

The Board Meeting was conducted on Zoom.

Arjang called the meeting at 7:34 p.m. All Board members were present except for Eric.

Members in attendance (8):

David Canoles
Farbod Farzad
Patti Ginise
Jill Haberman
David Kauffman
Ivonne Miner
Stefani Porter
Linda Zeidman

ANNOUNCEMENTS

Arjang announced:

- The new security gates have been installed.
- The code for the pedestrian gate has been mailed to all homeowners.

B. PREVIOUS MEETING MINUTES

VOTE

Arjang made a motion to approve the Board meeting minutes from July 12, 2021 as is. David S. seconded. All present in favor. Motion approved.

Arjang made a motion to approve the SEBM minutes from July 24, 2021 as is. David S. seconded the motion. All present in favor. Motion approved.

Arjang made a motion to approve the SEBM minutes from August 4, 2021 as is. Matt seconded the motion. All present in favor. Motion approved.

C. TREASURER'S REPORT

Finance Report as of July 31, 2021:

Operating Account: \$84,876

Receivables: \$14,711

Total on Report: \$99,587

Reserve Account: \$168,126

Total Cash Balance: \$267,713

Aging Report (Late Payments):

≥ 0-30 days: \$2,663 (12 homes)

≥ 31-60 days: \$1,058 (7 homes)

≥ 61-90 days: \$60 (4 homes)

≥ 90 days: \$10,930 (7 homes)

The Board voted on recording a lien on APN# 2005-007-032 at SEBM on 7/24/21.

D. COMMITTEE REPORTS

Maintenance

- It will cost between \$4,500-\$5,500 to renovate the clock outside the clubhouse.
- Matt will contact 1st Class Access Control regarding the pool gate locks and a push exit gate for the tennis/basketball court.
- A homeowner reported that there is a lot of bird feces on the pathways near the clubhouse.

Streets & Sweeping

- The Board has checked which of the community sidewalks need to be repaired. Contractors will be contacted for proposals. So far, there are at least seven sidewalk spots that might need to be repaired.

Tennis/Basketball

- Ferandell has notified the Board (again) that they will paint the basketball key lines within the next 10 days.
- Matt will order the new signs with rules for the tennis/basketball court.

Pool

- The bathroom was accidentally locked by a guard during pool opening hours.
- A person in the pool was observed being under the influence. The Board will send a letter.
- Young children has been observed entering the pool area without an adult. The Board will send a letter.
- Walk paths with wooden parts around the pool area are uneven and presents a trip hazard. The Board will look into this.
- One of the pool lights is broken. Arjang has spoken with the pool guy who is going take care of this.
- The south skimmer is not working. The Board is seeking proposals and might choose a 2 1/2 hp pump.
- There is a shortage of chlorine for the pool on the market .So far, we have enough.

Lake

- One new lake fountains has been installed.
- As stated at the last meeting, the second lake fountain also need to be replaced. It turns out that the cord to the second fountain needs to be replaced as well. The two cords to the two fountains run in the same conduit. Both cords need to be pulled out to replace one of the cords. The Board will look into the possibility to have each cord run in separate conduits.
- Mosquito larvae have been found in each end of the lake. Emilio has offered to spray these areas and around the island for a total of \$150/biweekly during the summer months.

VOTE

Arjang made a motion to let Emilio Sanchez spray disinfectants around the lake and the island biweekly during the summer months to the cost of \$150, effective immediately.

Helena seconded. All present in favor. Motion approved.

Landscaping

- The Board has asked Legacy for a proposal to convert the median with grass and flowers located close to the new security gates to a drought resistant alternative with drip irrigation.

Security

- There has been an incident with a homeless person entering the community though the exit gate. Louis made sure to get the person out of our neighborhood.
- There has been some serious incidents with speeding in our community that almost resulted in an accident. The Board has investigated and will contact the homeowner. Homeowners are responsible for their renters and visitors to follow the Rules & Regulations of our HOA.

- The new security gates are sometimes difficult to see during night time. Reflector strips have been added to the gates for this reason. The Board will ask for proposals to illuminate the area. A resident suggested that reflective paint could be painted on the H and the L on the gates to improve visibility.
- Homeowners with delinquent HOA dues will have their RFID tags turned off.
- The Board discussed if a key to the pedestrian gate should be offered for purchase.

Governing Committee

- No report.

Fire Safety Committee

- A letter with recommendations for fire proofing homeowners' properties will be sent out.

E. OTHER

VOTE

Matt made a motion for the Board to accept the Rules & Regulations from July 1, 2021 to take effect on August 9, 2021.

Arjang seconded. All three directors present in favor. Motion approved.

F. HOMEOWNERS OPEN FORUM

- A resident pointed out that the inside of the clubhouse is dirty. Ronnie cleans the clubhouse before and after every reservation. The resident also wanted the measurements of all the tables in the clubhouse and the number of tables available during a reservation. The Board will accommodate this request.
- Letters will go out to the homes on upper Denise Avenue to remind about clearing the brush on the hillside behind their homes.
- A resident complained about that another resident's visitors were parking in the middle of the cul de sac blocking the driveway to the resident's home on two occasions. The Board will send a letter to the resident.
- Two residents complained about that another resident has a business operating from the resident's property citing that this is a violation of the CC&R's and the R&R's. Westcom's lawyer has advised the Board not to proceed with this complaint at this time. The Board has decided to follow the lawyer's advice.
- A homeowner asked the Board to consider to give a month of HOA credit to the 13 homes on upper Denise due to the inconvenience with extra traffic on Woodlake during the front gate installation. A resident on upper Denise asked the Board to consider lowering the HOA dues for the 13 homes outside of the gates since they don't feel they benefit from the security guard service or the new gates.
- A resident notified the Board that a car on APN#2005-006-015 has been parked in the wrong direction for a long time. The Board will sent a letter.

G. THE GENERAL MEETING WAS ADJOURNED AT 9:55 p.m.

H. EXECUTIVE SESSION (Board Members Only)

The executive meeting was called to order at 9:56 p.m. All Board members were present except for Eric.

The Board discussed:

- A homeowner wants two of the pine trees by the lake to be removed and replaced. The Board discussed this and has decided not to remove the healthy fully grown pine trees.

VOTE

Matt made a motion to remove the community privileges for APN# 2005-003-024 for being delinquent on the HOA dues. Helena seconded. All present in favor. Motion approved.

The meeting was adjourned at 10:10 p.m.

THE NEXT BOARD MEETING IS SCHEDULED FOR SEPTEMBER 13, 2021 AT 7:30 PM.

Minutes taken by Helena Franchi