

Hidden Lake Board Meeting Minutes

September 13, 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.

Members in attendance (7):

Patti Ginise
Ricky Eberg
Peter Hoffman
David Kauffman
Stefani Porter
Julie Ridell
Linda Zeidman

ANNOUNCEMENTS

Arjang announced:

- No more "free" RFID tags will be offered as of September 16.
- The HOA Board election is scheduled for December 13. Candidate nominations are due on October 11. The two election volunteers are Jill Haberman and Jeanette Fishman.

B. PREVIOUS MEETING MINUTES

VOTE

Arjang made a motion to approve the Board meeting minutes from August 9, 2021 as is. David S. seconded. All present in favor. Motion approved.

Arjang made a motion to approve the SEBM minutes from September 2, 2021 as is. Eric seconded the motion. All present in favor. Motion approved.

C. TREASURER'S REPORT

Finance Report as of August 31, 2021:

Operating Account: \$80,290

Receivables: \$14,487

Total on Report: \$94,777

Reserve Account: \$171,614

Total Cash Balance: \$266,391

Aging Report (Late Payments):

≥ **0-30 days:** \$2,066 (11 homes)

≥ **31-60 days:** \$795 (7 homes)

≥ **61-90 days:** \$1,026 (4 homes)

≥ **90 days:** \$10,600 (6 homes)

A total of 28 homes (14%).

VOTE

Matt made a motion to place a lien on APN# 2005-006-015 for being late on paying the monthly HOA dues. Helena seconded. All in favor. Motion approved.

D. COMMITTEE REPORTS

Maintenance

- The proposal from the Clock Specialist to repair and update the clock next to the clubhouse will cost between \$4,500-\$5,500.

VOTE

Arjang made a motion to accept the proposal from the Clock specialist to repair and update the clock to a maximum cost of \$5,500 and to inquire if the warranty for labor and parts could be extended from 1 year to 2 years.

Helena seconded. Four in favor. One against. Motion approved.

- 1st Class Access Control has not been contacted yet regarding the pool gate locks and a push exit gate for the tennis/basketball court. Matt will handle and also contact another gate company.
- Ronnie will be contacted to replace uneven wooden parts on walkways around the pool area.
- The Board has created a check list for the deep cleaning of the clubhouse.

Streets & Sweeping

- Helena has contacted GPM to request a proposal for seal coating of S. Sedan Avenue and Ducor Avenue, restripe (paint) the streets in the community and repair uneven sidewalks.
- Helena will contact GPM to potentially add a speed bump before the exit gates to slow down the traffic approaching the gates and to add a left and a right street arrow right before exiting onto Roscoe Blvd from Sedan Avenue.
- The Board will add a "Slow Down" sign near the exit gate.

Tennis/Basketball

- It will cost \$200 for Ferandell to paint the basketball key, foul line and 3 point line in an ice blue color.

VOTE

Helena made a motion to approve the cost of \$200 for Ferandell to paint the basketball key, 3 point line and foul line.

Eric seconded. All in favor. Motion approved.

- Matt will order the new signs with rules for the tennis/basketball court.

Pool

- The Board is requesting proposals for a new pool light, a new skimmer and a new pool pump.
- New pool umbrellas will be ordered before the beginning of the next pool season.
- The Board does not consider resurfacing the bottom of pool a priority at this time.

Lake

- Helena reported that the proposal for a second new fountain is \$8,136.14. The board has also received a proposal for replacing the two cords that run from the electrical box to the fountains. The proposal includes to add one extra conduit in order to run the cords in two separate conduits. The cords and the new conduit will cost \$6,784.

VOTE

Arjang made a motion to accept the proposal from Bio Aquatics Lake Management to replace the broken lake fountain and two new fountain cords to be run in two separate conduits to the total cost of no more than \$16,000.

Helena seconded. All in favor. Motion approved.

Landscaping

- The Board has received a proposal from Legacy to convert the median near the security gates to a drought resistant plants with drip irrigation to the cost of \$3,846. The Board will receive a second proposal for comparison.
- A tree near 8465 Samra Avenue in the common area is dead and needs to be removed. A palm tree near the tennis court might need some trimming. Legacy will be contacted for a proposal.
- Homeowners with trees presenting potential fire hazards will be sent letters.
- Plants are covering the letters at the front entrance walls. Board will check and contact Legacy if necessary.

Security

- Homeowners and Board members have noticed that a guard have been missing during some grave yard shifts. The Board will withhold payment until this issue has been resolved. AJ from Secural will be contacted.
- The Board has not received the daily security reports regularly for the last few weeks.
- The Board will request a proposal from Shock U Electric to install security cameras around the security gates, illumination of the gates and update the lights illuminating the front entrance walls.
- A security incident occurred on 9/11/21 when a car from a residents home backed into the guard shack and some trash cans nearby. The Board has pictures of the incident.

Governing Committee

- California has a new regulation regarding ADU:s (Accessory Dwelling Units) that the Board needs to vote on.

VOTE

Matt made a motion to accept the new ADU policy regulation written by Michael Rabkin in a three step approval process.

Helena seconded. All in favor. Motion approved.

All homeowners will receive the new policy by mail and will be given 28 days to comment on this before the policy is formally adopted.

Fire Safety Committee

- No report.

E. OTHER

- The Board is working on the Budget for 2022. Westcom will provide the Board with different scenarios.

F. HOMEOWNERS OPEN FORUM

- The Board will investigate when Legacy will conduct the next cycle of tree trimming in the community.
- A resident on upper Denise asked the Board to consider lowering the HOA dues for the 13 homes outside of the gates since they, according to the homeowner) don't feel they benefit from the security guard service or the new gates. A discussion followed. The Board understands the dilemma but pointed out that according to the Governing Documents the HOA dues need to be the same for all homeowners in an HOA.

G. THE GENERAL MEETING WAS ADJOURNED AT 9:37 p.m.

H. EXECUTIVE SESSION (Board Members Only)

The executive meeting was called to order at 9:37 p.m. All Board members were present.

The Board discussed:

- The Rules & Regulations has been re-written in a new format (no changes of the text) and need new pictures. David S. will provide. The new format will be used the next time the document need changes of the text.

The meeting was adjourned at 9:50 p.m.

THE NEXT BOARD MEETING IS SCHEDULED FOR OCTOBER 11, 2021 AT 7:30 PM.

Minutes taken by Helena Franchi