

# Hidden Lake Board Meeting Minutes October 11, 2021 at 7:30 p.m. on Zoom

---

## A. CALL TO ORDER

The Board Meeting was conducted on Zoom.

Arjang called the meeting at 7:37 p.m. All Board members were present.

### Members in attendance (2):

David Canoles

Zinobia Yasin

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

Arjang announced that the election ballots will be mailed out to the homeowners on November 12, 2021. The ballots need to be received by 5:00 pm on December 13, 2021 (by mail or personal delivery).

## B. PREVIOUS MEETING MINUTES

### VOTE

Arjang made a motion to approve the Board meeting minutes from September 13, 2021 as is. David S. seconded. All present in favor. Motion approved.

Arjang made a motion to approve the SEBM minutes from September 15, 2021 as is. Helena seconded the motion. All present in favor. Motion approved.

Arjang made a motion to approve the SEBM minutes from September 23, 2021 as is. Matt seconded the motion. All present in favor. Motion approved.

## C. TREASURER'S REPORT

### Finance Report as of September 30, 2021:

**Operating Account:** \$84,228

**Receivables:** \$16,409

**Total on Report:** \$100,637

**Reserve Account:** \$169,466

**Total Cash Balance:** \$270,103

### Aging Report (Late Payments):

≥ **0-30 days:** \$2,833 (15 homes)

≥ **31-60 days:** \$1,404 (8 homes)

≥ **61-90 days:** \$765 (5 homes)

≥ **90 days:** \$11,407 (6 homes)

A total of 34 homes (17%).

## D. COMMITTEE REPORTS

### Maintenance

- The Clock Specialist will start restoring the clock shortly and is estimating to be done by the end of November. A 10 year warranty can be offered if the Clock Specialist can service the clock every two years for an additional cost of about \$350 per service call. The Board will discuss and vote at the next general Board meeting.

- The railroad ties in the planter in the pool area has termites. The wooden part might need to be pulled out and the ground treated for termites. David S. will ask his contact to take a look at it.
- The front entrance walls have new lights. It seems like they need to be adjusted to illuminate the wall text, minimize shadows and to not look "blurry".

### Streets & Sweeping

- The Board has received a proposal from GPM for seal coating S. Sedan Avenue and Ducor Avenue and restripe (paint) the remaining streets in the community to the total cost of \$13,278. The Board needs some clarifications about the proposal before voting on it.

### Tennis/Basketball

- Helena will contact Ferandell again regarding the painting of the basketball key.
- Matt will order the new signs with rules for the tennis/basketball court.
- Matt will request proposals for a push gate.

### Pool

- The Board is expecting a proposal from Ronnie for repairing the uneven walkways around the pool area.
- David S. reported that the malfunctioning pool light is working again. The skimmer can be repaired to the cost of \$120.

#### **VOTE**

**David S. made a motion to approve the proposal from Felipe the Pool Guy to repair the pool skimmer to the cost of \$125.**

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

### Lake

- A new lake fountain and two new cords to the fountains have been ordered.

### Landscaping

- Eric is expecting a second proposal for converting the median near the security gates to drought resistant plants with drip irrigation.
- Legacy will repair the two broken valves near the clubhouse to the cost of \$790 (previously approved by the Board).

### Security

- David S. reported that the Board told Secural to remove and replace one of the night shift guards that seemed to be missing frequently.
- It was reported that some RFID tags don't work if placed on the windshield on certain car models. The tags will be placed on the headlights instead.
- Shock U Electric has installed new security cameras aimed at the security gates and the guard shack, illuminated the gates and updated the lights at the front entrance walls to the total cost of \$5,635 (previously voted on and approved by the Board 9/23/21).
- The Board discussed if an extra guard is needed on Halloween. The Board will meet on 10/21/21 to make a decision.
- 1st Class Access control still needs to install the correct color panels on the back gate (on backorder). The front gate still needs to have the Knox box installed.
- Matt reported that the warranty papers for the front gate motors is placed inside the caps of the motors. The warranty last for seven years from installation.

## Governing Committee

- No comments have been received from the community regarding the new ADU policy.

### **VOTE**

**Matt made a motion to formally adopt the new ADU policy regulation.**

**Eric seconded. All in favor. Motion approved.**

## Fire Safety Committee

- No report.

### **E. OTHER**

- The Board is working on the Budget for 2022.

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

- The Board has sent a letter to the homeowner responsible for a guest not following the pool rules.
- A request was made for the Board to include the bridge to the island in next year's budget.
- A homeowner wanted some clarifications regarding a letter from the Board.

### **G. THE GENERAL MEETING WAS ADJOURNED AT 9:04 p.m.**

### **H. EXECUTIVE SESSION (Board Members Only)**

The executive meeting was called to order at 9:05 p.m. All Board members were present.

The Board discussed:

- Payment for the updated Rules & Regulations (\$150).
- Upcoming election

The meeting was adjourned at 9:15 p.m.

**THE NEXT BOARD MEETING IS SCHEDULED FOR NOVEMBER 8, 2021 AT 7:30 PM.**

Minutes taken by Helena Franchi