

Hidden Lake Board Meeting Minutes

November 8, 2021 at 7:30 p.m. on Zoom

A. CALL TO ORDER

The Board Meeting was conducted on Zoom.

Arjang called the meeting to order at 7:35 p.m. All Board members were present except for David S. and Eric who joined at 7:45 pm.

Members in attendance (5):

David Canoles

Patti Ginise

Stefani Porter

Gregg T.

Helena Zaghi

ANNOUNCEMENTS

Arjang announced that the election ballots will be mailed to the homeowners on November 12, 2021. The nominees are all of the current Board members. 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 October 11, 2021 as is. Matt seconded. All three present in favor. Motion approved.

Arjang made a motion to approve the SEBM minutes from October 25, 2021 as is. Matt seconded the motion. All three present in favor. Motion approved.

C. TREASURER'S REPORT

Finance Report as of October 31, 2021:

Operating Account: \$82,192

Receivables: \$16,965

Total on Report: \$99,157

Reserve Account: \$172,954

Total Cash Balance: \$272,111

Aging Report (Late Payments):

≥ 0-30 days: \$2,209 (15 homes)

≥ 31-60 days: \$2,128 (9 homes)

≥ 61-90 days: \$165 (7 homes)

≥ 90 days: \$12,463 (8 homes)

A total of 39 homes (19%).

The Board will vote in executive session on increasing the monthly HOA dues in 2022 to \$220 to cover for increases in monthly maintenance, utilities and reserve allocations.

The Board will also vote in executive session on a foreclosure of APN#2005-006-015.

D. COMMITTEE REPORTS

Maintenance

- The Clock Specialist will start restoring the clock shortly and is estimating to be done by the end of November. The cost for also updating the illumination of the clock faces, installing an automatic turn on/off at dusk/dawn of the lights and a fast forward function for changing the time is estimated to the cost of about \$1,000.

VOTE

Arjang made a motion to change the total cost of repairing/restoring the clock to also include LED illumination of the clock faces, to install an automatic turn on/off of the lights and a fast forward function to be used when changing the time to no more than \$6,500.

Helena seconded. All in favor. Motion approved.

- The clock is also in need to be repainted. Stefani will contact Felix to see if he is interested.
- The railroad ties in the pool area has termites and might need to be removed and replaced. The area might also need treatment for termites.

Streets & Sweeping

- The Board approved of GPM's proposal for seal coating S. Sedan Avenue and Ducor Avenue and to restripe (paint) the remaining streets in the community to the total cost of \$13,278 (SEMB 10/25/21) The seal coating will be pushed to next year to 3/7 - 3/10, 2022 due to seasonal temperatures and weather. The Board will most likely add Denise Lane to the project which is due for seal coating in 2022.
- Matt will ask Ronnie for a proposal to add left and right hand turn street arrows on Sedan Avenue at the exit onto Roscoe Blvd.

Tennis/Basketball

- The Board voted (SEBM 10/25) to approve the cost of \$300 to paint the basketball key, throw line and 3 pt line. Helena will contact Ferandell again to set a date for the painting.
- Matt has ordered the new signs with rules for the tennis/basketball court.

Pool

- The Board is expecting a proposal from Ronnie for repairing the uneven walkways around the pool area.

Lake

- The new lake fountain and two new cords to the fountains have been installed.

Landscaping

- Legacy has repaired the broken valves near the clubhouse.

VOTE

Matt made a motion to accept the proposal from Legacy to convert the median near the security gates to drought resistant plants with drip irrigation to the cost of \$3,846 and for Arjang to sign the contract.

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

Security

- The Board approved (SEBM 10/25/21) to have an extra guard present on Halloween.
- The orange vehicle tags will not be valid after 12/31/21.
- Louis has a new schedule.

Governing Committee

- No report.

Fire Safety Committee

- No report.

E. OTHER

- Helena will check with John Drago if photos can be attached to HOA email submissions.
- Common area privileges, including resident access at the security gates, will be removed if a homeowner is behind on paying their HOA dues.
- The Board will discuss hourly rental of the clubhouse in executive session.

F. HOMEOWNERS OPEN FORUM

- The pool might need to be resurfaced soon. The Board will look into this.

G. THE GENERAL MEETING WAS ADJOURNED AT 9:07 p.m.

H. EXECUTIVE SESSION (Board Members Only)

The executive meeting was called to order at 9:07p.m. All Board members were present except for David S. and Eric.

The Board discussed:

- The Board met with a homeowner.

- Budget 2022.

VOTE

Matt made a motion for the Board to accept the assessment of monthly HOA dues for 2022 to be \$220 to cover increases in monthly maintenance, utilities and reserve allocations.

Arjang seconded. All in favor. Motion approved.

- Foreclosure of APN #2005-006-015.

VOTE

Matt made a motion to start the foreclosure process on APN #2005-006-015 due to being behind on paying the HOA dues.

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

- Hourly rental of the clubhouse. The Board agreed on a fee of \$25/hr plus a \$75 fee for deep cleaning as needed.

The meeting was adjourned at 9:57 p.m.

THE NEXT BOARD MEETING IS AN ANNUAL BOARD MEETING SCHEDULED FOR DECEMBER 8, 2021 AT 8:00 PM.

Minutes taken by Helena Franchi