

Hidden Lake Annual Board Meeting Minutes December 13, 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 7:36 p.m. All Board members were present.

Members in attendance (3):

David Canoles

Jill Haberman

Sara Hsu

BOARD ELECTION ANNOUNCEMENT

Arjang reported that 99 ballots are required for a quorum. As of today (12/13/21), Westcom has received 49 ballots which does not meet the requirements. The official Annual meeting has been adjourned until January 10, 2022 at 7:30 pm when a less number of ballots are required and the new Board will be announced.

Jill Haberman and Janette Fishman have volunteered to be balloters.

B. PREVIOUS MEETING MINUTES

VOTE

Arjang made a motion to approve the Board meeting minutes from November 8, 2021 as is. David S. seconded. All in favor. Motion approved.

Arjang made a motion to approve the SEBM minutes from December 1, 2021 as is. Eric seconded the motion. All in favor. Motion approved.

C. TREASURER'S REPORT

Finance Report as of November 30, 2021:

Operating Account: \$90,108

Receivables: \$17,887

Total on Report: \$107,995

Reserve Account: \$161,170

Total Cash Balance: \$269,166

Aging Report (Late Payments):

≥ **0-30 days:** \$2,469 (11 homes)

≥ **31-60 days:** \$1,318 (9 homes)

≥ **61-90 days:** \$1,600 (7 homes)

≥ **90 days:** \$12,500 (7 homes)

A total of 34 homes (17%).

The Board voted to start the foreclosure process of APN# 2005-006-015 at the board meeting on 11/08/21.

VOTE

Matt made a motion to move on the foreclosure of APN# 2005-006-015.

Arjang seconded. All in favor. Motion approved.

D. COMMITTEE REPORTS

Maintenance

- Clubhouse Clock: The Clock Specialist will finish the installation of the clock parts on either 12/25/21 or 1/1/22 if weather permits.

Streets & Sweeping

- New street markings (left and right turn arrows) have been painted on Sedan Avenue at the exit onto Roscoe Blvd.

Tennis/Basketball

- The new signs with rules for the tennis/basketball court have arrived and will be installed shortly.

Pool

- A 3 hp pool pump has been installed.
- The concrete around the pool area has deteriorated and needs to be replaced. The Board will contact contractors for proposals. The Board will look into different solutions and investigate if it would be beneficial to resurface the pool at the same time.

Lake

- The mosquito prevention treatment is on hold during the winter months and is expected to start up again in early spring.

Landscaping

- Legacy has converted the median near the security gates to drought resistant plants with drip irrigation system. Eric will contact Legacy for a proposal to convert the median at the back gate with the same design.
- Eric reported that the Board approved removal of numerous leaf bags left on Woodlake Avenue. Eric was contacted by a representative from Corporate Pointe regarding the leaf bags.

Security

- The orange vehicle tags will not be valid after 12/31/21. A letter has been sent out to all the homeowners regarding this.
- Seural will be contacted reminding the guards to let residents enter the gates first and then the visitors if they arrive at the same time to avoid potential accidents.
- The entrance gates need to be adjusted. At present they are hitting/bouncing the median and sidewalk curbs.

Architectural Committee

- The Board will update the fine structure in the Rules and Regulations regarding unapproved home improvement structures/additions.

Governing Committee

- No report.

Fire Safety Committee

- No report.

E. OTHER

F. HOMEOWNERS OPEN FORUM

G. THE GENERAL MEETING WAS ADJOURNED AT 8:36 p.m.

H. EXECUTIVE SESSION (Board Members Only)

The executive meeting was called to order at 8:38 p.m. All Board members were present.

The Board discussed:

- Bonuses.

VOTE

Arjang made a motion to give holiday bonuses to Louis, Amber and Ronnie.

Eric seconded. All in favor. Motion approved.

The meeting was adjourned at 8:43 p.m.

THE NEXT BOARD MEETING IS AN ANNUAL BOARD MEETING SCHEDULED FOR JANUARY 10, 2021 AT 7:30 PM.

Minutes taken by Helena Franchi