

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
February 12, 2024 at 7:00 pm at the Clubhouse

A. CALL TO ORDER **7:00 pm**

HOA Board Members in attendance: All Board Members Present
Residents in attendance: David Canoles

B. APPROVING PREVIOUS MINUTES: Board Meeting Minutes January 8, 2024, Executive Meeting Minutes January 8, 2024. Helena makes a motion to approve the **January 8, 2024** General Session minutes, and the **January 8, 2024** executive session. ASH seconds the motion. HF, ASH, DS, and TW vote to approve the motion.

TREASURER'S REPORT

- Operating account \$104,542.52
- Receivables \$8,093.10
- Reserve account \$188,466.98
- Total Cash Balance \$301,102.60
- Total Payables \$8,116.17
- Total Liabilities \$31,479.37
- Total Revenues: \$48,545.00
- Net Income: - (\$22,273.25) *Note: 2 charges from December were Recorded in January: Water and Sewer of \$10,531.91; and Security of \$46,804.90, both are typically half this amount
- Aging report \$8,093.10
- 0-30 days: \$1,707.00
- 30-60 days: \$284.00
- 60-90 days: \$1,350.00
- Over 90: \$4,752.10

Vote on delinquencies.

Lien APN#2005-009-027 (VOTE). Arjang make motion for a Lien to be recorded on property APN#2005-009-027, to be signed my Helena. Helena seconds the motion. Helena, Arjang and Trennon vote in favor of motion, David votes to abstain. Motion approved

Lien APN#2005-008-019 (VOTE). Arjang makes a motion to record a Lien on property APN#2005-008-019. Helena seconds the motion. Helena, Arjang and Trennon vote in favor of the motion, David votes to abstain. Motion approved.

Taxes (VOTE). Helena makes a motion to accept the tax returns from Bradley & Beans as is. Helena, Arjang, David and Trennon vote in favor. Motion approve.

Insurance (VOTE). Policy renews in April.

D. COMMITTEE REPORTS

- Maintenance: Clubhouse clock, David to request electrician to come check it.
- Maintenance: extra trashcan (VOTE). Arjang makes motion to pay Arjang \$12 each month for the community trash can that is on his bill. Helena, David and Trennon vote in favor, Arjang abstains. Motion approved.
- Maintenance: Emergency Vote repair of lake gate locks and tennis court fence in the amount of \$2,575.00 which was repaired by Dynamic Fencing.
- Streets: GPM seal coating coming up March 4-6 on Samra Ave.
- Tennis/Basketball Court: Locks are working, soccer, light out.
- Pool: pool house lock is functional. Revisit if problematic.
- Lake:
- Landscaping: Dan Dworsky meeting on Tuesday Feb. 20th at 4:00pm
- Security: Helena makes a motion to approve the proposal form 1st Class Access Control for maintenance of the gate of \$155 per quarter, and for Helena to sign the contract. Helena, Arjang, David and Trennon vote in favor of motion. Motion is unanimously approved.
- Security: incidents of homeowner honking and yelling at the security guard until the guard opens the gate. Resident does not have the RFID tags. Have a letter sent to the homeowner.
- Security: security concerns, if residents want to exclude or block certain guest, they can file a request with the board through the website. The board will then review and decide on excluding the guest(s).
- Security: RFID tags removals from non-resident cars.
- Security: Consider adding instructions sign at security keypad.
- Architectural: Helena makes motion to approve Homeowner requests for approvals of roof as submitted. APN#2005-006-019. Helena, Arjang, David, and Trennon vote to approve. Motion unanimously approved.
- Architectural: guard shack renovation. Review and proposal
- Architectural: APN#2005-003-035. Find out the time frame and whether is resident will be living in the house., to determine whether a fence is necessary.

E. OTHER

F. HOMEOWNERS OPEN FORUM

G. MEETING ADJOURNED **8:38 pm**

H. EXECUTIVE SESSION (Board members only)