

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
June 10, 2024 at 7:00 pm at the Clubhouse

A. CALL TO ORDER 7:02 P.M.

Board Members in Attendance: Helena Franchi (HF), Arjang Sadat Hosseini (ASH), David Salmonson (DS), Trennon Waters (TW)

Residence in Attendance: David Canoles, Kathrine Hales

B. APPROVING PREVIOUS MINUTES: Board Meeting Minutes May 13, 2024, Executive Meeting Minutes May 13, 2024. HF makes a motion to approve the minutes from the May 13th, 2024 meeting with minor corrections. DS seconded the motion. HF, DS, ASH, TW vote to unanimously approve. Motion Approved.

TREASURER'S REPORT

Operating account: \$113,778.38

Receivables: \$10,900.60

Reserve Account: \$196,204.77

Total Reserve Fund: \$320,883.75

Payable: \$2,019.97

Operating Income: \$48,295.00

Operating Expense: \$44,823.19

Net Income: \$3,471.81

Total Equity: \$288,777.08

Aging report: \$10,900.60 (+\$575.00 vs. last month)

0-30 days: \$2,240.50

30-60 days: \$2,355.00

60-90 Days: \$100.00

90+ Days: \$6205.10

D. COMMITTEE REPORTS

HOA Charges: HF makes a motion to waive the late charges for APN 2005-003-026 for \$40 late charges due to bank clerical error. Resident reached out to explain situation and paid amount due immediately. TW seconds the motion. HF, ASH, DS, TW vote unanimously to approve the motion. Motion approved.

Maintenance: Clubhouse toilet. They are currently working.

Maintenance: 10 stop signs 24inch octagon . Contact Westcomm to make purchases. ASH makes motion to approve the purchase of 10 stop signs for up to a total of \$500.00. DS Seconds the motion. HF, ASH, DS, and TW Unanimously approve the motion. Motion approved.

Streets:

Tennis/Basketball Court: Leaning light poles. DS to contact Electrician. Canoles recommended CALIFORNIA EXEL (EXPERT ELECTRIC INC.)

Pool: FOUR Pool umbrellas to be ordered to replace the broken ones. HF makes a motion to approve the purchase of 4 pool umbrellas for an amount of up to \$300. DS Seconds the motion. HF, ASH, DS, TW unanimously approved the motion. Motion approved.

Pool: HF makes a motion to pay the invoice from California Pool and Spa for \$656.37. DS seconds the motion. HF, ASH, DS, TW unanimously approve the motion. Motion passed unanimously.

Lake: Emergency vote (5/22) on purchase of new lake compressor (\$1,800).

Landscaping: Replacement trees. Consider replacing dead trees with 1-3 small trees. Find out which trees are best for our area.

Landscaping: Emergency vote sprinkler leak (5/22) Legacy repaired.

Security:

Architectural: Guard shack renovation. On hold for now.

Neighborhood punch list and letters that need to be sent. APN# 2005-003-036 needs to be notified that they did not seek pre-approval for house paint.

E. OTHER

Wall on Roscoe Boulevard. Homeowner needs to fix the wall.

4th of July.

RV parked on street. 2nd letter sent.

F. HOMEOWNERS OPEN FORUM

G. MEETING ADJOURNED

H. EXECUTIVE SESSION (Board members only). Approximately at 8:30 pm.