

HOA BOARD MEETING AGENDA

Hidden Lake/Oak Lake Association

September 9, 2024 at 7:00 at the Clubhouse

A. CALL TO ORDER 7:02 PM

Board Member in attendance: HF, ASH, DS, TW (all members)

Residence in attendance:: David Canoles

News:

- Board candidate nomination forms due September 12, 2024.
- Corporate Transparency Act: FinCEN registration **(Vote)**. HF makes

a motion for the board to pay \$390.00 to comply with the Corporate

Transparency Act (FinCEN). TW Seconds the motion. HF, ASH, DS and

TW vote unanimously to approve the motion.

B. APPROVING PREVIOUS MINUTES:

Board Meeting Minutes August 12, 2024; Executive Meeting Minutes August 12, 2024.

HF makes a motion to approve the minutes from the General Session and Executive Meeting Session as is. ASH seconds the motion. HF, ASH, DS and TW vote unanimously to approve the motion.

C. TREASURER'S REPORT

News from Sacramento regarding potential need to increase the reserves.

- Operating account: \$113,958.98
- Receivables: \$13,283.90
- Reserve Account: \$211,259.79
- Total Assets: \$338,501.67
- Payables: \$1,589.55
- Total Liabilities: \$27,662.75
- Total Equity: \$310,838.92
- Operating Income: \$49,649.50
- Operating Expenses: \$36,693.09
- Net Income: \$12,956.41
- Aging reports Total: \$13,283.90
 - 0-30 Days: \$4,224.50 (+\$33.00 vs Last Month)
 - 30-60 Days: \$465.00 (-\$1,265.00 vs. Last Month)
 - 60-90 Days: \$1,290.00 (+\$1,186.00 vs. Last Month)
 - Over 90 Days: \$7,304.40 (+\$1,079.50 vs. Last Month)

The board made an emergency vote to remove the bankruptcy fee of

\$125.00 for APN#2005-009-027.

The board with vote in executive session to record a lien on APN#2005-009-027.

D. COMMITTEE REPORTS

Maintenance:

Streets: Missed street sweeping. They were here the following week.

Street: Seal coating due on North Sedan between Samra/Denise and Samra/Sedan. Helena will contact GPM.

Tennis/Basketball Court: New light poles near tennis court installment update to start 9/16/2024. Checks to be ready before then.

Pool: Discuss and vote on pool invoices (not part of the monthly maintenance).

Pool: Middle light is broken in pool area. Proposal coming from AM Shine in couple of weeks.

Pool: End of pool season to be extended to October 31st.

Lake: Maintenance boats registration. One boat has holes and needs to be removed

Landscaping: Have legacy replace each tree that they remove.

Landscaping: Water was turned off by DWP and left off for 2 weeks by guard shack. Dead plants need to be removed and replaced by legacy.

Security: Scheduling of a meeting for information about Securitas login system. Still working on setting up meeting.

Architectural: Guard shack remodel. No definitive date. DS to contact another contractor

Architectural: Emergency vote on 9/3/2024 on windows and roof for APN#2005-003-015.

E. OTHER

- Labor Day: ice cream social was a success, with a lot of people.
- Proposal to change bathroom lock to same as pool and lake. Will discuss with further will consulting from maintenance.
- Homes with bad yards will be reviewed by a board member this weekend.

F. HOMEOWNERS OPEN FORUM

G. MEETING ADJOURNED

H.EXECUTIVE SESSION (Board members only). Approximately at 8:35 pm