

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
October 14, 2024 at 7:00 pm at the Clubhouse

A. CALL TO ORDER 7:00 pm at the Clubhouse

Residence in attendance: Dan and Karen Besedick, Mary Hughes, David Canoles, David Bakelman

Board Members Present: Helena Franchi, Arjang Hosseini, David Salmonson, Trennon Waters

News:

- Election update

B. APPROVING PREVIOUS MINUTES: Board Meeting Minutes September 9, 2024, Executive Meeting Minutes September 9, 2024. HF makes a motion to approve the General session and Executive minutes as is. ASH seconds the motion, HF, ASH, DS and TW approve. The motion passes unanimously.

TREASURER'S REPORT

- Operating account: \$136,699.79
- Receivables: \$10,339.40
- Reserve Account: \$216,278.25
- Total Assets: \$363,317.44
- Payables: \$24,849.22
- Total Liabilities: \$49,122.42
- Total Equity: \$314,195.02
- Operating Income: \$45,920.50
- Operating Expenses: \$47,583.86
- Net Income: -\$1,663.36
- Aging report Total: \$10,339.40 (-\$2,944.50 vs Last Month)
 - 0-30 Days: \$2,410.00 (-\$1,814.50 vs Last Month)
 - 30-60 Days: \$1,455.00 (+\$990.00 vs Last Month)
 - 60-90 Days: \$285.00 (-\$1,005.00 vs Last Month)
 - Over 90 Days: \$6,189.40 (-\$1,115.00 vs Last Month)

Record a Lien APN# 2005-009-027. Voted on in Executive Session 9-9-24. IDR on 10-9-24.

2025 Budget Proposal.

D. COMMITTEE REPORTS

- Maintenance:
 - Messy clubhouse bathroom
 - Clubhouse clock: lights don't work. DS to get it checked. Also, a light to the clubhouse is out, will have Ronnie fix.
- Streets: Leak repair and entrance on Roscoe.
- Tennis/Basketball Court:
 - New light poles near tennis court update. Final payment is submitted for payment.
- Pool:
 - Proposal for repair/replace new pool area lights (**vote**). HF makes a motion to have AM Shine Electric to replace 3 light in the pool area, and fix and secure the light pole for the price of \$950.00 to

be signed by HF. DS seconds the motion. HF, ASH, DS, and TW vote to approve. Motion passed unanimously.

- End of pool season will be October 31st.

-David Canoles says that Tree by lake near pool and tennis court shed a lot of leaves in pool. We have no plans to trim the tree.

- Pool maintenance Invoices were discussed.

- Lake: No report.
- Landscaping:
 - Repair of water line near Roscoe/Sedan
 - Maintain both sides of back gate
 - Dig down pipes in median near guard shack.
- Security:
 - Traffic accident 10-5-24
 - New security log in system. Looking into a guest list system, to have visiting guests on a list.
 - Guard incident. Cable box was kicked. Spectrum came and repaired it.
- Architectural:
 - **Vote** on email submissions for APN#2005-005-016. HF makes a motion to approve the back patio as shown in the submitted picture. DS seconds the motion. HF.
 - APN 2005-004-018 approved
 - APN 2005-003-016 approved
 - APN 2005-004-012 Solar. HF makes motion to approve the installation of solar. ASH seconds the motion. HF, ASH, DS, and TW unanimously approve. Motion passes unanimously.
 - APN 2005-006-004 HF makes a motion to approve the greyish roof as submitted in picture. TW seconds the motion. HF, ASH, DS, and TW unanimously approve. Motion passed unanimously.
 - Guard shack remodel. Will consider the new proposal in January.
 - Letters sent to homeowners regarding yard maintenance. Special Hearing on Wednesday Oct. 30th at 7:00pm

E. OTHER

- Halloween: extra guard will be added from 6:00-9:00pm.
- Clubhouse: new conference table?
- Pedestrian Gate isn't closing automatically. DS to have gate company come to maintain it.

F. HOMEOWNERS OPEN FORUM

-APN 2005-003-014 TW makes a motion to approve the Painting of doors "Skipping stone" blue from Dunn Edwards and Brick on both sides of house to be painted "Whisper White" for Dunn Edwards to start immediately. HF seconds the motion. HF, ASH, DS, TW approved. Motion in unanimously approved.

-Resident is concerned about electrical box at property of 2005-008-026, as to whether the overgrown tree may become a fire hazard. A letter has already been sent to the resident to maintain the tree.

-Resident request that a photographer friend host Photo services for family to raise money for Chime School. Session would take place around Lake and last for 6-7 hours. Photographer will inform the

board of the session date when determined. ASH makes motion to approve the photo session on November 3rd, starting at 8:00am. HF, ASH, DS, and TW approve the motion. Motion is unanimously approved.

-APN 2005-003-034 brings up the letter sent to him regarding the lien on his property.

G. MEETING ADJOURNED 8:33 pm

H. EXECUTIVE SESSION (Board members only). Approximately at 8:33 pm.