

HOA BOARD MEETING

Hidden Lake/Oak Lake Association

November 11, 2024 at 7:00 pm at the Clubhouse

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

Residence in attendance:, Mary Hughes, David Canoles, Kevin Weisick

Board Members Present: Helena Franchi, Arjang Hosseini, David Salmonson, Trennon Waters (at 7:43)

News:

- Election update will be December 9, 2024

B. APPROVING PREVIOUS MINUTES: Board Meeting Minutes October 14, 2024, Executive Meeting Minutes October 14, 2024.

B. Approval of Minutes: HF makes a motion to approve of the General Session minutes with corrections. DS seconds the motion. HF, ASH, DS and TW approve the motion. Motion is approved unanimously.

TREASURER'S REPORT

- Operating account: \$146,387.82
- Receivables: \$8,584.40
- Reserve Account: \$226,323.60
- Total Assets: \$381,295.82
- Payables: \$19,931.08
- Total Liabilities: \$46,344.28
- Total Equity: \$334,951.51
- Operating Income: \$48,700.00
- Operating Expenses: \$33,265.21
- Net Income: \$15,434.79
- Aging report Total: \$6,329.40 (-\$4,010.00 vs Last Month)
- 0-30 Days: \$2,850.00 (+\$440.00 vs Last Month)
- 30-60 Days: \$835.00 (-\$620.00 vs Last Month)
- 60-90 Days: \$225.00 (-\$60.00 vs Last Month)
- Over 90 Days: \$2,419.40 (-\$3,770.00 vs Last Month)

2025 Budget Proposal. Vote in Executive Session. TW makes a motion to approve the budget proposal for 2025 which would increase the monthly HOA cost to \$250.00. HF seconds the motion. HF, ASH, DS and TW approve the motion. The motion passed unanimously.

D. COMMITTEE REPORTS

- Maintenance:
 - Clubhouse clock: lights don't work. Electrician needed. DS to reach out to electrician
- Streets: Reach out to Evan about complaining from Upper Denise (pictures requested)
- Tennis/Basketball Court:
- Pool:
 - Weekly pool maintenance service. One resident requests pool maintenance twice a week.

- ASH made motion to accept proposal from California pool and spa to use 2 cases of chlorine for shock treatment and to clean pool filter to the amount of \$202.38. HF seconds the motion, HF, ASH, and DS approve. Motion passed unanimously. TW absent at the time of vote.

- Lake: No report.
- Landscaping:
 - Lack of maintenance? HF asks if Legacy came at all.
- Security:
 - New security log in system.
- Architectural:
 - Guard shack remodel update. New Proposal coming in December.
 - Letters to be sent to homeowners regarding yard maintenance
 - Home on Denise will get letter because of tree around Electrical Box needs to be trimmed

E. OTHER

- Election in December: Election inspector
- Clubhouse: new conference table?
- Back gate emergency access: wheel stops alternatives
- Electrical boxes clearance area 6 ft high, 30 inches on each side, and 3 feet in front

F. HOMEOWNERS OPEN FORUM

- Resident asked about correcting lawn. Board told her to wait to make lawn better.. Resident needs to submit paint samples through website, and changes to garden in front of house. Solar will be installed and the Board just needs to be made aware of this through website.

G. MEETING ADJOURNED at 8:13 pm

H. EXECUTIVE SESSION (Board members only). Approximately at 8:15 pm.