

HOA ANNUAL BOARD MEETING

Hidden Lake/Oak Lake Association

December 9, 2024 at 7:30 pm at the Clubhouse

A. CALL TO ORDER 7:32 pm at the clubhouse along with Evan from Westcom management.

Residence present: Dan Besedick (to oversee the election result), David Canoles, and Albert and Ria Scola.

Board Member Present: Helena Franchi, Arjang Hosseini, David Salmson, Trennon Waters, Albert Scola (new member)

Election: An election supervisor will, open, count and tally the ballots and votes. If enough valid ballots have been received, the new Board will take effect immediately. If not enough valid ballots have been received at the time of the meeting, the Annual Meeting will be postponed to January 13th, 2025. In this case, a General Meeting will follow with the current Board with the following agenda. Only 40 ballots received, well below the minimum of 99 ballots: HF makes a motion in the interest of the HOA to save money, and since only 5 candidates are running for 5 open positions, we will dispense with adjourning the annual meeting for 30 days, and we will accept the 5 candidates to be elected to the 5 positions. TW second the motion, HF, ASH, DS and TW unanimously approve the motion. The motion passed unanimously.

B. APPROVING PREVIOUS MINUTES: Board Meeting Minutes November 11, 2024, Executive Meeting Minutes November 11, 2024. HF makes a motion to approve the minutes from the November 11, 2024 meeting and the executive meeting as is. DS seconds the motion, HF, ASH, DS, and TW approves the motion unanimously. Motion passes 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: 334,951.54
- Operating Income: 48,700.00
- Operating Expenses: \$33,265.21
- Net Income: \$15,434.79
- Aging report: \$8,584.40 (+\$2,255.00 vs. Last Month)
 - 0-30 Days: \$2,725.00 (-\$125.00 vs Last Month)
 - 30-60 Days: \$2,380.00 (+\$1,545.00 vs Last Month)
 - 60-90 Days: \$835.00 (+\$610.00 vs Last Month)
 - Over 90 Days: \$2,644.40 (+\$225.00 vs Last Month)

D. COMMITTEE REPORTS

- Maintenance:
 - Clubhouse clock: lights don't work. Electrician needed. Shock-U will come out this week.
 - Replace broken trashcan used by the lake maintenance crew. Have Emilio continue to put in trash bag and we will put in a willing resident's trashcan. (A board member is the willing resident).
- Streets:
- Tennis/Basketball Court:

- Pool:
 - Broken pool light. Canoles has proposal of supplies for pool in the amount of \$38.09, including a garden hose (\$21.88), and a skimmer basket (\$16.21). Canoles will purchase. HF makes a motion to accept the proposal from David Canoles to buy the hose and skimmer basket in the amount of \$38.09. DS seconds the motion. HF, ASH, DS, and TW approve the motion. Motion is approved unanimously.

-A Light in the pool area was broken when a child leaned against it. Canoles reached out to AM SHINE who did an install. We are requesting to pursue a warranty of the work on the light from AM SHINE. They have not responded yet. If they will not, we may remove the light pole and seal the electrical, as we have sufficient light in the area. We will wait to decide depending on AM Shines response. Canoles will contact AM SHINE.

- Lake: No report.
- Landscaping:
 - Trimming trees around the pool area. Vote on proposal from Legacy. Al Scola will look into an alternative Tree trimmer.
- Security:
 - New security login system. Update. Securitas will show us a system for visitor approval/login.
- Architectural:
 - Guard shack remodel update. Most likely the beginning of next year.
 - Letters sent to homeowners regarding yard maintenance 38 letters have been sent to homeowners. The following residence receive the letters APN#:
#2009-009-027; #2009-009-026; #2005-009-024; #2005-003-032; #2005-003-034; #2005-003-035; #2005-006-015; #2005-008-001; #2005-007-016; #2005-007-002; #2005-003-014; #2005-003-016; #2005-003-009; #2005-003-017; #2005-003-020; #2005-003-024; #2005-003-010; #2005-003-012; #2005-004-006; #2005-004-009; #2005-005-018; #2005-004-012; #2005-004-027; #2005-004-025

E. OTHER

- Back gate emergency access: wheel stops alternatives to be discussed. Will review next meeting.

F. HOMEOWNERS OPEN FORUM

APN 2005-003-014 Resident asks to add a short retaining wall in front of house next to sidewalk and presented a photo of work to be done. ASH makes motion to approve the landscaping improvement as presented at the meeting tonight at the board meeting. Resident will follow up with submission through website with picture. HF Seconds the motion. HF, ASH, DS, TW, and AS approve the motion unanimously. Motion unanimously approved.

G. MEETING ADJOURNED **9:07 pm**

H. EXECUTIVE SESSION (Board members only) at 7:00 pm to 7:30 pm and to be continued after the Annual Board Meeting if a new Board has not been elected.