

HOA BOARD MEETING

Hidden Lake/Oak Lake Association

January 13, 2025 at 7:00 pm at the Clubhouse

General Meeting was called in to order at 7:01 p.m.

Residence in attendance: David Canoles

Board Members Present: Helena Franchi, Arjang SadatHosseini, David Salmonson, Trennon Waters, Al Scola
(Al came in 7:10 pm)

APPROVING PREVIOUS MINUTES: The following minutes from general, executive and special emergency meeting were approved:

1. Board Meeting Minutes December 9, 2024
2. Executive Meeting Minutes December 9, 2024
3. Special Emergency Meeting Minutes December 24, 2024.

Helena proposed to approve the minutes above as is, David Salmonson seconds it, and all Board members present approved. Motion was approved.

TREASURER'S REPORT

• Operating account:	\$151,214.28	
• Receivables:	\$8,029.40	
• Reserve account:	\$231,349.74	
• Total Assets:	\$390,593.42	
• Payables:	\$26,707.95	
• Total Liabilities:	\$55,738.15	
• Total Equity:	\$334,855.27	
• Operating Income:	\$47,300.00	
• Operating Expenses:	\$52,458.41	
• Net Income:	(-\$5,158.41)	
• Aging report:	\$8,029.40	(-\$555.00 vs. Last Month)
o 0-30 Days:	\$1280.00	(-\$1445.00 vs. Last Month)
o 30-60 Days:	\$1,175.00	(-\$1,205.00 vs. Last Month)
o 60-90 Days:	\$1,135.00	(+ \$300.00 vs. Last Month)
o Over 90 Days:	\$4,439.40	(+ \$1,795.00 vs. Last Month)

Delinquency review:

APN#2005009014 – voting of authorization to record a lean. They owe \$1490. Helena made a motion to authorize to record a lean on this APN number and for Helena to sign the paperwork, Trennon 2nd the motion. All Board members were in favor. The motion was approved.

APN#2005008019 – voting of authorization to record a lean. They owe \$1440. Helena making a motion to authorize to record a lean on this APN number and for Helena to sign the paperwork, Trennon 2nd the motion. All Board members were in favor. The motion was approved.

COMMITTEE REPORTS

- Maintenance:
 - Clubhouse clock update:
The Board had an emergency meeting in Dec 2024 to repair the electrical issues with the clock at the clubhouse and the Board approved the repairs for \$220
Helena proposed approving the Clock repairs invoice by the clubhouse, send to the Board by Schock-U to the amount of \$220. Al 2nd the motion. All Board members were in favor. The motion was approved.

- Bi-annual order of more pet station bags:
Helena has ordered more pet Station bags for \$196.60. Helena proposed approving the invoice for pet station bags to the amount of \$196.60. At 2nd the motion. All Board members were in favor. The motion was approved.
- Streets:
 - Upcoming seal coating:
Helena will contact GMP and inquire about seal code for the following location: Denise Ln. north of Sedan Ave. & Sedan Ave. north of Samra and south Deniese. Also the entire Darlene lane and the cul-de-sac.
- Tennis/Basketball Court: No reports.
- Pool:
 - Pool maintenance invoices:
Due to the recent winds, there were more debris in the pool and the Pool service vendor has and will clean up the pool as needed at no extra charge. David Canoles has been cleaning the pool baskets to keep the pool pump in good running condition.

AM shine has agreed to come back to reinstall the faulty light in the pool area at no extra charge. They will be here on Friday Jan 17th.
- Lake: No reports.
- Landscaping:
 - Emergency **vote** on zoom:
On 12/24 the Board met on zoom and voted on emergency repair of irrigation timer near Roscoe and Sedan for the amount of \$499.
 - Leak reoccurred at Roscoe/Sedan Avenue:
The issue was resolved by our landscape vendor, The Legacy, at no charge.
 - Clean-up of common areas after last week's strong winds. Legacy came out and cleaned all debris at no charge.
 - Trimming trees around the lake area. We have received 2 proposals with different prices for the same number of trees around the lake, tennis court, the pool and other common areas. The Board will find out from our landscaping company if they would match the price of other tree company. We will discuss and vote on the proposal in an special executive meeting in the next 2 weeks.
- Security:
 - Incident: No reports.
 - RFID tags:
 - Helena made the motion to pay the invoice for ordering RFID tags to the amount of \$3,000 from The First-Class Access Control company. David Salmonson 2nd the motion. All Board members were in favor. The motion was approved.
- Architectural:
 - Guard shack remodel update:
We will get a new proposal from the 3 different vendors to remodel the guard shack this week. We will keep all the same windows to keep the price down.
 - Bridge:
Waiting on new proposals proposal.
 - Remodel requests for approvals: No report.

E. OTHER

- Back gate emergency access:
David Salmonson will get us a quote for the entire process.

F. HOMEOWNERS OPEN FORUM – No questions or issues were discussed.

G. The HOA general meeting was adjourned at 8:34 p.m.

H. EXECUTIVE SESSION started at 8:35 p.m.