

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
March 10, 2025 at 7:00 pm at the Clubhouse

A. CALL TO ORDER 7:02 pm

Board Members present: HF, ASH, AS, TW, DS arrives at 8:15 pm

Residents Present: David Canoles, Kevin Wising, Rhea Scola

APPROVING PREVIOUS MINUTES: Board Meeting Minutes February 10, 2025, Executive Meeting Minutes February 10, 2025.

Helena makes a motion to approve the minutes from Feb.10, 2025, and executive meeting minutes from same date. Al Scola seconded the motion. HF, AS, ASH, TW vote unanimously to approve. Motion carried.

TREASURER'S REPORT

- Operating account: \$136,774.04
- Receivables: \$13,966.40
- Reserve account: \$236,440.17
- Total Assets: \$387,150.61
- Payables: \$19,315.85
- Total Liabilities: \$41,326.05
- Total Equity: \$345,824.56
- Operating Income: \$51,670.00
- Operating Expenses: \$40,788.76
- Net Income: \$10,881.24
- Aging report: \$13,966.40 (+\$2,627.00 vs. Last Month)
- 0-30 Days: \$3,937.00 (+\$397.00 vs. Last Month)
- 30-60 Days: \$2,230.00 (\$2,125.00 vs. Last Month)
- 60-90 Days: \$1,065.00 (-\$95.00 vs. Last Month)
- Over 90 Days: \$6,734.40 (+\$ 200.00 vs. Last Month)

Foreclosure, delinquency review and action.

D. COMMITTEE REPORTS

- Maintenance: Pipe at guard shack was tripped producing a geyser, Ronnie fixed it.
- Streets:
 - Back gate (please see "Other")
- Tennis/Basketball Court: Resident says gates are working well.
- Pool: Resident says pool is dirty from leave. Resident says that we (the board) should pay for chemicals in addition to cleaning services. Board says that other pool cleaning companies include the chemicals. David Canoles resigns from the Pool Committee, so Pool Committee is Dissolved
- Lake:

- Landscaping: Trimming trees around the lake area. Trimming is completed per proposal. 4 Trees on north side of lake at gate of lake entrance will need to be trimmed.
- Security:
- Architectural:
 - Guard shack remodel update. Roof. Mostly done. Light dimmer to be done, and trash removal. Will get proposal for plumbing in front of shack from PVC to Copper (the pipe that broke producing geyser)
 - Letters to update front yards, trim trees, etc., were sent. Yards will be checked
 - Remodel requests approvals/letters.

E. OTHER

- Back gate emergency access.
- Fence on Roscoe Blvd. down and should be repaired. APN#2005-003-001
- Clubhouse rental: special circumstances. There are not to be any special circumstances for exclusion of rental fees.

F. HOMEOWNERS OPEN FORUM

G. MEETING ADJOURNED **8:27 pm**

H. EXECUTIVE SESSION (Board members only) at around 8:27 pm.