

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
April 14, 2025 at 7:00 pm at the Clubhouse

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

Board Members Present: Helena Franchi (HF), Arjang Sadat Hosseini (ASH), David Salmonson (DS), Trennon Waters (TW), Albert Scola (AS)

Residence Present: Cesar Lima, Drew Robins, Adrienne Perry, Kevin Weiser, Ria Scola.

APPROVING PREVIOUS MINUTES: Board Meeting Minutes March 10, 2025, Executive Meeting Minutes March 10, 2025 and Special Emergency Meeting Minutes April 5, 2025. HF makes a motion to approve the General Session, the executive session meeting, and the emergency meeting from April 5th 2025. TW Seconds the motion, HF, ASH, DS, and TW, AS approve motion passed unanimously.

TREASURER'S REPORT

- Operating account: \$92,383.70
- Receivables: \$10,740.20
- Reserve account: \$246,425.24
- Total Assets: \$326,673.94
- Payables: \$2,372.17
- Total Liabilities: \$22,878.17
- Total Equity: \$326,673.94
- Operating Income: \$50,835.00
- Operating Expenses: \$79,973.66
- Net Income: -\$29,138.66
- Aging report: \$10,740.20 (-\$3,226.20 vs. Last Month)
- 0-30 Days: \$1,980.80 (-\$1,956.20 vs. Last Month)
- 30-60 Days: \$1,870.00 (-\$360.00 vs. Last Month)
- 60-90 Days: \$1,255.00 (+\$190.00 vs. Last Month)
- Over 90 Days: \$5,634.40 (-\$1,100.00 vs. Last Month)

Foreclosure, delinquency review and action.: Vote for a Lien on APN #2005-008-006 in Executive session

VOTE on Fire and Liability Insurance Renewal (Cline Agency). Premium \$21,329.00. HF makes a motion that we accept the insurance proposal. AS seconds the motion. HF, ASH, DS, TW, AS vote unanimously to approve. Motion passed unanimously.

D. COMMITTEE REPORTS

- **Maintenance:** items outside of guard shack. Most items removed, but cones remain outside guard shack. DS to remove cones and put in clubhouse outdoor closet, and leave 2 with guard in case of need.
- **Maintenance:** Window tint to be considered for Guard Shack windows. DS to check window tint vs. Shades and will bring both options to next meeting.
- **Streets:**
 - Back gate (please see "Other"). GPM seal coating proposal to come. GPM will also look at adding post with chains for back gates and give cost.
- **Tennis/Basketball Court:**

- Pool: Maintenance; birds; signs; pool filter have been replaced and water flow is good. Pool Maintenance has been increased to two times a week until Pool opening, then Three times a week as usual. Ronnie in power washing the pool deck Once a week, to clear off the geese and duck droppings. 3 Signs to be posted for Pool. Pool is it open on May 1, 2025.
- Lake:
- Landscaping:
 - Trimming trees and maintenance at the north end. Legacy to come look at the 7 trees at north end of Lake.
- Security:
- Architectural:
 - Guard shack remodel update. Completed with exception of Window tint or Shades, to be decided.
 - Letters to update front yards, trim trees, etc.
 - Remodel requests approvals/letters.
 - Guard shack darkening window film
 - Fence on Roscoe which is broken (Ducor to Sedan). Right side 3 pole to be replaced for \$995.00. there are 6 Poles on left side for \$1,395.00.ASH makes a motion to fix the loose poles and broken panel on the outside Roscoe fence in the amount of \$2,390.00 and for Helena to sign the agreement.

E. OTHER

- Back gate emergency access.

F. HOMEOWNERS OPEN FORUM: Adrienne asks about the Bridge to the Island. The city would not grandfather us as there were no original permits for the bridge. We now need to get a commercial company to get a commercial grade bridge. Adrienne will try to get the last bridge proposal and company.

Kevin reviewed the insurance which was approved and says the policy could maybe be improved, but will have to wait for next time. He also wants to be on the board or on committee to help. Also suggests different form of communication for more broad communication. ASH will look into electronic board for better communication.

G. MEETING ADJOURNED

H. EXECUTIVE SESSION (Board members only) at around 8:50 pm.