

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
May 12, 2025 at 7:00 pm at the Clubhouse

A. CALL TO ORDER: 7:01PM

Board Members Present: Helena Franchi (HF), Arjang Sadat Hosseini (ASH), David Salmonson (DS), Trennon Waters (TW), Albert Scola (AS) Residence in Attendance: Bea, Sharon, Wafa, Ria, Kathryn W.

APPROVING PREVIOUS MINUTES: Board Meeting Minutes April 14, 2025 and Executive Meeting Minutes April 14, 2025. HF make a motion to approve the minutes as is. AS seconds the motion. HF, ASH, DS, TW, AS unanimously approved the motion. Motion approved

TREASURER'S REPORT

- Operating account: \$128,841.99
- Receivables: \$12,974.40
- Reserve account: \$246,499.10
- Total Assets: \$388,315.49
- Payables: \$0.00
- Total Liabilities: \$22,335.20
- Total Equity: \$365,980.29
- Operating Income: \$51,560.00
- Operating Expenses: \$12,324.54
- Net Income: \$39,235.46
- Aging report: \$12,974.40 (+\$2,234.20 vs. Last Month)
- 0-30 Days: \$3,550.00 (+\$1,569.20 vs. Last Month)
- 30-60 Days: \$1,000 (-\$870.00 vs. Last Month)
- 60-90 Days: \$1,600.00 (+\$345.00 vs. Last Month)
- Over 90 Days: \$6824.40 (+\$1,190.00 vs. Last Month)

Foreclosure, delinquency review and action.

D. COMMITTEE REPORTS

- Maintenance:
 - Items outside of guard shack update.
 - Repair of pipe in front of guard shack (VOTE): ASH makes a motion to approve the repair of the pipe by the guard shack in the amount of \$450.00 and the contract to be signed by HF. HF seconds the motion. HF, ASH, DS, TW, and AS vote unanimously to approve the motion. Motion approved unanimously.
 - Fence on Roscoe needs posts replaced. Vendor needs to go through Residence backyard to replace. Resident just approved the use of backyard. Vendor should come on Wednesday to replace.
- Streets:
 - Seal coating proposal (VOTE). All of Samra (Sedan to Sedan) and Denise Cul de Sac to be seal coated, and speed bumps and all other painting to be completed by them. Waiting for proposal
 - Back gate security
 - Geese Dropping on Samra were cleaned from Street Sweeper. Board members decide not to wash the streets, as streets seem sufficiently clean.
 - HF proposes geese crossing signs. HF makes a motion to buy, no more than 2 signs regarding Geese Crossing/Drive Safely, up to \$150 and for HF to sign for purchase. ASH Seconds the motion, HF, ASH, DS, TW approve, AS votes Nay. Motion passes 4 to 1.
- Tennis/Basketball Court:

- Pool: Cleaning is up to 3x per week for summer cleaning schedule.
- Lake:
- Landscaping:
 - Proposal trimming trees and maintenance (VOTE). Palm Trees in pool area by need to be trimmed or removed. Waiting of proposal for these plus 7 trees on the north side of the lake.
- Security:
- Architectural:
 - Remodel requests approvals/letters.
 - Guard shack darkening window film or curtains. (VOTE). Waiting of Proposal. DS will get proposal.

E. OTHER

- 4th of July: Taco truck (VOTE).
- Electronic message board. Outdoor rated screen for about \$1,400 for 40x25 screen. Residence present voice opposition to the electronic sign.

F. HOMEOWNERS OPEN FORUM

- Resident wants guidance on how to deal with neighbors from yard, which has received a letter. Neighbor is being charged weekly fine.
- Neighbor who received a Lawn Fine. The resident sent an email with photos showing compliance with lawn rules.
- Trash Can being left out in visible location at APN# 2005-008-026
- Resident want to rent clubhouse for neighborhood pop up craft, etc. selling for willing participating neighbors. This resident will contact neighbors. Resident will send flyer to board beforehand.

G. MEETING ADJOURNED 8:32 PM

H. EXECUTIVE SESSION (Board members only) at around 8:33 pm.