

HOA BOARD MEETING

Hidden Lake/Oak Lake Association

June 9, 2025 at 7:00 pm at the Clubhouse

A. CALL TO ORDER at 7:00 PM

All board members present: ASH, DS, TW, HF, AS

Residents present: Ria Scola, David Canoles, Angela and John, Kevin, Drew, Monica

B. APPROVING PREVIOUS MINUTES: Board Meeting Minutes April 14, 2025 and Executive Meeting Minutes April 14, 2025. HF makes motion to approve the general session meeting minutes from May 12, 2025, and the Executive session minutes from May 12th, 2025. AS seconds the motion, HF, ASH, SD, TW, AS approve. Motion passes unanimously.

C. TREASURER'S REPORT

- Operating account: \$126,695.49
- Receivables: \$11,000.20
- Reserve account: \$251,550.26
- Total Assets: \$389,245.95
- Payables: \$0.00
- Total Liabilities: \$23,050.64
- Total Equity: \$366,195.31
- Operating Income: \$51,160.00
- Operating Expenses: \$55,981.14
- Net Income: -\$4,821.14
- Aging report: \$11,000.20 (-\$1974.20 vs. Last Month)
- 0-30 Days: \$3,915.80 (+\$365.80 vs. Last Month)
- 30-60 Days: \$1,385.00 (+\$385.00 vs. Last Month)
- 60-90 Days: \$155.00 (-\$1,450.00 vs. Last Month)
- Over 90 Days: \$5,544.40 (-\$1280.00 vs. Last Month)

Foreclosure, delinquency review and action.

D. COMMITTEE REPORTS

- Maintenance:
 - Vinyl fence on Roscoe. Don't have an agreement from Residents on coordinated date to have fence repaired. Letter will go out with definite date. Date should be July 1st, 2025
- Streets:
 - Seal coating proposal. Receive proposal late. Will review at special meeting or next meeting.
- Tennis/Basketball Court:
- Pool:
 - Pool water quality. Chlorine tablets 50lbs \$187.63. Chemical for shocking the pool \$138.67. Total of \$326.30. ASH makes a motion to approve the proposal from California Pool and Spa in the amount of \$326.30 for pool chemical. AS seconds the motion. HF, ASH, DS, TW, AS unanimously approve the motion. Motion passes.
 - Last pool testing came back with normal levels (all within acceptable range). A resident independently had the pool tested, and some levels were abnormal. The HOA pool service tested a few days after the independent test and the test was normal. The levels change with weather, leaves, goose/duck droppings, etc, and usage. This is why the HOA increased the maintenance to 3 times a week. Resident

receive a cease-and-desist letter from the board and verbally states that he will comply with the letter. Resident requests that he can do his independent test once a month and submit his results to the board. HF asks that the resident does NOT submit to the board but take it up at the next board meeting. A second resident requests that the board post the pool level results somewhere. An alternative was that the resident submit a request to view the pool level results, and it can be given, but by the time the results are given, it will already be out of date, as the chemicals levels change constantly.

- Lake:
 - Chain to the island was cut
- Landscaping:
 - Proposal: repair of sprinklers (VOTE). Proposal for \$640.00 to repair broken irrigation line. HF makes a motion to approve the proposal from legacy to repair irrigation line in the amount of \$640.00 and for HF to sign the agreement. TW seconds the motion, HF, ASH, DS, TW, and AS approve the motion. Motion passes unanimously.
 - Proposal: trimming trees and maintenance (VOTE). Two palm trees inside the pool area are dead and need to be removed. HF makes a motion to accept the proposal from legacy to remove 2 palm trees near the tennis court in the amount of \$1,800.00 and for HF to sign the agreement. ASH seconds the motion. HF, ASH, DS, TW, and AS unanimously approve the proposal. Motion passes unanimously.
 - Lack of maintenance in some common areas: update
- Security:
 - Incident in our community.
- Architectural:
 - Guard shack darkening window film comparison (VOTE). DS brought and displayed sample. We will bring a person to come measure the windows to know how much to order and the total cost. And a second person to come give proposal. Resident will also give us a couple of vendors who can do the higher/better grade window UV protection products.
 - letter to be sent to resident of APN# 2005-005-004 to remove high frequency system, designed to keep wildlife off yard. This system is unauthorized.

E. OTHER

- 4th of July: Taco truck.
- Cars parked at the pool/tennis parking for more than 24 hrs.
- Car on street parked and covered.
- Electronic message board. Still looking 40" x 25" is a reasonable option.
- Front Lawns: maintenance and fines. 5 homes have not complied with the letter from October 2024.

F. HOMEOWNERS OPEN FORUM Resident Thanks the Board for the Goose Crossing Signes in the neighborhood.

G. MEETING ADJOURNED at 8:16 PM

H. EXECUTIVE SESSION (Board members only) at around 8:30 pm.