

HOA BOARD MEETING

Hidden Lake/Oak Lake Association

July 14, 2025 at 7:00 pm at the Clubhouse

A. CALL TO ORDER: 7:07 pm

Board Members: Arjang Sadat Hosseini (ASH), David Salmonson (DS), Trennon Waters (TW), Al Scola (AS),
Residents Present: Raluca Waters, Eileen Canoles, Jennifer McCrary, Ed McCrary, Ria Scola Mekensie Kaplan.

B. APPROVING PREVIOUS MINUTES: Board Meeting Minutes June 9, 2025 and Executive Meeting Minutes June 9, 2025. ASH makes a proposal to accept the minutes from the General session and executive meeting as is, from June 9th, 2025, AS seconds the motion, ASH, DS, TW, and AS unanimously approve the minute. Motion passes.

C. TREASURER'S REPORT

- Operating account: \$118,466.73
- Receivables: \$11,600.56
- Reserve account: \$261,561.13
- Total Assets: \$391,628.42
- Payables: \$23,929.62
- Total Liabilities: \$43,180.62
- Total Equity: \$348,447.80
- Operating Income: \$50,598.75
- Operating Expenses: \$78,357.13
- Net Income: -\$27,758.38
- Aging report: \$11,600.56 (+\$600.36 vs. Last Month)
- 0-30 Days: \$3,030.36 (-\$885.40 vs. Last Month)
- 30-60 Days: \$1,680.80 (+\$295.80 vs. Last Month)
- 60-90 Days: \$1,295.00 (+\$1,140.00 vs. Last Month)
- Over 90 Days: \$5,594.40 (+\$50.00 vs. Last Month)

Foreclosure, delinquency review and action. N/A

D. COMMITTEE REPORTS

- Maintenance:
 - Vinyl fence repair on Roscoe. Replacement was to be done on July 1st, but 2 workers were medically unavailable. New date to be August 11th. Letter to go out tomorrow.
 - Power washing of the concrete areas (pool/tennis) VOTE. ASH will get a second quote, then have emergency vote.
 - Phone lines reboot.
 - Resident mentions that we need 2 trash can covers in pool area. Have Ronnie look at getting trash can lids.
- Streets:
 - Leak on Denise Lane cul-de-sac (DWP). Should be fixed with Seal Coating.
 - Seal coating proposal. VOTE deferred to the August 11th meeting.
 - Street sweeping. AS will look for new company to come later in morning so cars will be gone to work and off streets. Currently they come at 6:30 am.
- Tennis/Basketball Court:
 - DS will get quote for pickleball lines.

- Pool:
Resident says pool cleaner is not cleaning the tiles, particularly around the deep end. We will consider a new pool company.
- Lake:
 - Littering. Emilio was here cleaning it.
 - Reseed lawn (after geese migrates).
 - No Pets Allowed signs.
- Landscaping:
 - Proposal: repair of sprinklers update.
 - Removal of palm trees and stumps update.
 - Trimming of trees (one?) at the north end of lake area proposal (VOTE)
 - Lack of maintenance in some common areas update
- Security:
 - Guards unplugging modem
 - New contract Securitas (VOTE).
 - water bottles only kept outside during pickup/delivery
- Architectural:
 - Guard shack darkening window film (emergency VOTE on 6/12) update. Done
 - Resident front lawns: maintenance and fines
 - Resident shows color and garage lighting. Looks fine, but we need an email with the photos and timing of job. The board approves but need to have official communication.

E. OTHER

- Homeowner request to have high speed internet which will affect the street. (VOTE) ASH makes a motion to accept the project for spectrum, subject to receiving the updated details of the procedures.
- House rules in process to be updated. Attorneys helping update
- 4th of July: Taco truck update. Went well.
- Electronic message board
- Flag guard shack, Done

F. HOMEOWNERS OPEN FORUM

G. MEETING ADJOURNED: 8:48 PM

H. EXECUTIVE SESSION (Board members only) at around 8:49 pm.

Agenda

- Several homeowners have been called to hearings regarding rules violations.
- Pool service.