

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
August 11, 2025 at 7:00 pm at the Clubhouse

A. CALL TO ORDER 7:01 PM

B. APPROVING PREVIOUS MINUTES: Board Meeting Minutes July 14, 2025; Executive Meeting Minutes July 14, 2025; Special Emergency Board Meeting July 24, 2025; and Special Executive Board Meeting July 31, 2025. HF makes a motion that the board approve the board meeting minutes from July 14th, and the special executive board meeting minutes for July 24, and July 31st as is. AS seconds the motion. HF, ASH, DS, TW, AS vote unanimously to approve the motion. Motion passed unanimously.

C. TREASURER'S REPORT

- Operating account: \$116,503.38
- Receivables: \$7,274.76
- Reserve account: \$261,661.10
- Total Assets: \$385,439.24
- Payables: \$680.00
- Total Liabilities: \$24,570.23
- Total Equity: \$360,869.04
- Operating Income: \$49,765.00
- Operating Expenses: \$37,443.73
- Net Income: \$12,321.27
- Aging report: \$7,274.76 (-\$3,725.44 vs. Last Month)
- 0-30 Days: \$1,915.00 (-\$2000.80 vs. Last Month)
- 30-60 Days: \$1,185.36 (-\$199.64 vs. Last Month)
- 60-90 Days: \$545.00 (+\$390.00 vs. Last Month)
- Over 90 Days: \$3,629.40 (-\$1915.00 vs. Last Month)
- Foreclosure, delinquency review and action. APN#2005-009-014. The board will vote in Executive Session.
- Reserve Study: HF makes a motion accept the proposal from Association Reserves Co. to choose the 3 year Loyalty program for \$910.00 per year and for HF to Sign the agreement. DS seconds the motion. HF, ASH, DS, TW, AS unanimously approved the motion. The motion passes unanimously.

D. COMMITTEE REPORTS

- Maintenance:
 - Vinyl fence repair on Roscoe: Project to start tomorrow August, 12th 2025
 - Power washing of the concrete areas (pool/tennis). ASH makes a motion to accept the proposal from Ronnie to power wash the concrete area in/around the pool area One time for \$2700. DS seconds the motion. HF, ASH, DS, TW, AS vote to unanimously approve the motion. Motion Passes.
- Streets:
 - Seal coating and replacement proposal. GPM will come meet with board to discuss repairs on Denise by back gate and cul de sac.
- Tennis/Basketball Court:
 - No report.
- Pool:
 - New Pool contractor (Emergency VOTE on 7/24). New Pool contractor was approved for CW Pools.

- Lake:
 - No report.
- Landscaping:
 - Trimming of trees at the north end of lake area and clean up. We need to wait for another proposal for additional trees.
 - HF and AS met with Legacy. Irrigation around the lake was not running, and Legacy will turn on manually each time they are here, and include common areas.
- Security:
 - Updated payment contract agreement with Securitas (Emergency VOTE on 7/24) for pay increase to comply with LA County minimum wage increase. Pay increases should cover this and 1-2 subsequent years contingent upon no further changes from city/county/state.
 - RFID tags: procedure for deactivating tags, website, guard station. Will discuss further in executive session.
- Architectural:
 - HF found 2 companies that may be able to redo pedestrian bridge to Island.

E. OTHER

- Homeowner request regarding adding high speed internet. (Board VOTE on 7/31).
- House Rules in process of being updated. Lawyers to complete and send to board for review before going out to all residents. Once they go to residents there is a 30 day period for residents to respond and vote.
- Electronic message board
- CCnR's

F. HOMEOWNERS OPEN FORUM

- DC says locks on NE gate at pool closest to tennis court, and the Tennis Court gate have been tampered with and don't lock.
- DC rebuts the cease and desist letter sent to him by the board. Will take it up at executive session.

G. MEETING ADJOURNED:

H. EXECUTIVE SESSION (Board members only) at around 8:05 pm.