

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
September 8, 2025 at 7:00 pm at the Clubhouse

A. CALL TO ORDER 7:02 PM

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

Residents Present: Ria Scola, Richard Cooper (8451 Sedan), Eric Cornejo (8394 Denise Lane), Nikki Nikpour (8340 Sedan)

B. APPROVING PREVIOUS MINUTES: Board Meeting Minutes August 11, 2025; Executive Meeting Minutes August 11. HF makes a motion to approve the HOA board minutes as is, and the Executive Session minutes as is. AS seconds the motion. HF, ASH, DS, TW, AS approve. Motion passes unanimously.

C. TREASURER'S REPORT

- Operating account: \$127,973.03
- Receivables: \$7,729.76
- Reserve account: \$266,720.81
- Total Assets: \$402,423.60
- Payables: \$25,152.55
- Total Liabilities: \$46,363.75
- Total Equity: \$356,059.85
- Operating Income: \$50,755
- Operating Expenses: \$60,623.90
- Net Income: -\$9,868.90
- Aging report: \$7,729.76 (+\$455.00 vs. Last Month)
- 0-30 Days: \$1,720.00 (-\$195.00 vs. Last Month)
- 30-60 Days: \$210.00 (-\$975.36 vs. Last Month)
- 60-90 Days: \$1,440.00 (+\$895.00 vs. Last Month)
- Over 90 Days: \$4,359.76 (+\$730.36 vs. Last Month)
- Foreclosure, delinquency review and action. APN 2005-009-027. HF makes a motion to approve and authorize to record a lien for APN 2005-009-027 and for Helena to Sign the Lien. TW Seconds the motion. HF, ASH, DS, TW, AS unanimously approve the motion. Motion passed unanimously.
- Reserve Study update. Date needs to be rescheduled.

D. COMMITTEE REPORTS

- Maintenance:
 - Locks tennis court. DS will check with Ronnie to fix.
 - Trash can for lake debris. Emilio will bag debris.
- Streets:
 - Seal coating and replacement proposal. (VOTE)
- Tennis/Basketball Court:
 - Ronnie cleaned the courts. Pickleball take lines could not be removed. Ronnie could add dura-tape to line the pickleball. HF suggested getting the Pickleball lines painted professional (but in a different color)
- Pool:

-New Pool cleaning company started last month. The complaints about the pool have since ceased. Pool cleaning have improved.

- End of pool season date is September 30th but may be extended depending on weather.

- Lake:

- Proposal for the yearly rebuilding of the lake compressors and a new blower fan. Emergency Approved on 8-18-25 to the cost of \$1,310.00

- Landscaping:

- Proposal to add plants next to the tennis court. HF makes a motion to accept the enhancement proposal from Legacy to update the flower bed between the tennis court and pool for \$742.00 and for Helena to sign the proposal. AS seconds the motion. HF, ASH, DS, TW, AS unanimously approved the motion. Motion approved unanimously.

- Trimming of trees at the north end of lake area and clean up. Will receive a proposal soon.

- Lack of maintenance in some common areas:. Grass by front gate was not cut (landscaping being made aware to cut next visit).

- Watering issues in some common areas:

- Sprinkler leaks behind clubhouse, which was taken care of today.

- Security:

- RFID tags: procedure for deactivating tags, website, guard station. ASH still looking into updating the process.

- Architectural:

- Board will vote on residents requests in Executive Session.

- Bridge still delayed.

- APN 2005-004-005 has storage bin in front of house without request submitted. Container has been there for about 3-4 weeks.

E. OTHER

- Election nominations due.
- The Board proposes to adopt the AB 130 Rules
- House Rules in process of being updated.
- CCnR's waiting for above items to be sent and receive responses.
- Residential lawns lacking maintenance

F. HOMEOWNERS OPEN FORUM: Eric asks 1) If paddle boat are allowed on lake? YES. 2) Also can the remain by the lake? NO, they must be removed each time. 3) asks about trimming his tree need approval? Only if removal. 4) improvements to back yard need to be approved? Only if it is visible. His retaining wall will be 4 ft high and 3 ft into ground. All will be receiving permits. 5) House Paint needs approval? Yes. 6) Solar is allowed on both sides of roof? Yes, but needs approval.

G. MEETING ADJOURNED: 7:55 PM

H. EXECUTIVE SESSION (Board members only) at around 7:57 pm.