

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
October 13, 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; Myra and Anthony Parker, David Canoles, Kevin Weiser

B. APPROVING PREVIOUS MINUTES:

Board Meeting Minutes September 8, 2025; Executive Meeting Minutes September 8. HF makes a motion to approve the general session minutes as is, and executive meeting minutes as is. AS seconds the motion. HF, ASH, DS, TW, AS unanimously approved the motion. Motion passes

C. TREASURER'S REPORT

- Operating account: \$142,602.65
- Receivables: \$5,135.56
- Reserve account: \$276,737.36
- Total Assets: \$424,475.57
- Payables: \$26,549.85
- Total Liabilities: \$46,331.85
- Total Equity: \$378,143.72
- Operating Income: \$51,860.00
- Operating Expenses: \$39,792.68
- Net Income: \$12,067.32
- Aging report: \$5,135.56 (-\$2,594.20 vs. Last Month)
- 0-30 Days: \$2,140.80 (+\$420.80 vs. Last Month)
- 30-60 Days: \$340.00 (+\$130.00 vs. Last Month)
- 60-90 Days: \$195.00 (-\$1,245.00 vs. Last Month)
- Over 90 Days: \$2,459.79 (-\$1,899.97 vs. Last Month)

Other

- Foreclosures, delinquencies review and action.
- Reserve Study Update: study conducted in September. No results given as of yet.

D. COMMITTEE REPORTS

- Maintenance:
 - Locks tennis court. Fixed
 - Tennis court light box. Master timer to be set to shut power to tennis court lights at 10:00 pm.
 - Lock from pool to lake lock is repaired.
 - Trash can for lake debris: Gardeners
- Streets:
 - Seal coating and replacement proposal.
 - HF makes motion that the board accept GPM's Option 2 full grind and overlay for Denise court in the amount \$34,611.00 and for HF to sign the contract. AS seconds the motion. AS seconds the motion, HF, ASH, DS, TW, AS approve the proposal. Motion passes unanimously.
 - HF makes a motion for the board to approve GPM's proposal to patch and seal Sedan ave from Samra North to back gate, in the amount of \$19,898.00 Plus option Seal coat upgrade for \$2,275.00 and for HF to sign the contract. AS seconds the motion. AS seconds the motion, HF, ASH, DS, TW, AS approve the proposal. Motion passes unanimously.

-HF makes a motion for GPM to install Bullards (3 permanent poles with removal chains in between) to the amount no larger than \$4,000.00 and for HF to sign the Contract. AS seconds the motion, HF, ASH, DS, TW, AS approve the proposal. Motion passes unanimously.

- Tennis/Basketball Court:
- Pool:
 - End of pool season date will be Monday October 20th. Limit weekly service to 2x per week, starting October 20th
 - Invoices from former pool vendor. Former pool vendor had erroneous invoice amount. All but \$450 was paid which was for his last month of service. That has been approved by TW awaiting HF.
- Lake:

No report
- Landscaping:
 - Adding plants next to the tennis court.
 - Trimming of trees at the north end of lake area and clean up. AS will ask for proposal for Trees at north end of lake area and by front gate.
- Security:
 - RFID tags: procedure for deactivating tags, website, guard station. New form for application.
 - Look at new guest entrance system. Awaiting a meeting to review system.
- Architectural:
 - Board will vote on residents' requests in Executive Session.
 - Bridge. Nothing new

E. OTHER

- The Board proposes to adopt the AB 130 Rules.
- House Rules approval to be sent to residents. Some corrections need to be made before being sent.
- Yard sales in the HOA. Most residents present and multiple board members wish to deny a Yard sale for non residents. HF makes a motion to deny Yard Sales. AS seconds the motion. HF, ASH, DS, AS approve. TW abstains. Motion passes 4 to 1.
- Election Date 8, 2025

F. HOMEOWNERS OPEN FORUM

-Resident complains about home on Samra with bad yard and dilapidated house. Waiting on updated HOA rules to take more action.

G. MEETING ADJOURNED:

H. EXECUTIVE SESSION (Board members only) at about 8:46 pm.