

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
November 10, 2025 at 7:00 pm at the Clubhouse

A. CALL TO ORDER at 7 pm

Board members present – Arjang SadatHosseini, David Salmonson, Helena Franchi

Residence present – Kevin Weiser, David Canoles

APPROVING PREVIOUS MINUTES: Helena made motion to approve the minutes from Oct 13th as is and executive minutes from Oct 13th with corrections, Arjang second it and all present are in favor. Motion passed.

The Board election is set for Dec. 8th at 8 pm, but before that time we will have a general meeting at 7:30 pm. An extra board meeting is scheduled for Nov 24th at 7 pm.

No votes for foreclosure and leans. The 2026 budget report will be presented in 2 weeks on Nov 24th meeting.

C. TREASURER'S REPORT

- Operating account: \$ 133,303.29
- Receivables: \$3,381.20
- Reserve account: \$276,843.13
- Total Assets: \$413,977.62
- Payables: \$19,732.07
- Total Liabilities: \$43,660.07
- Total Equity: \$370,317.55
- Operating Income: \$50,155.00
- Operating Expenses: \$58,086.94
- Net Income: (-\$7,931.94)
- Aging report: \$3,831.20 (-\$1,304.36 vs. Last Month)
- 0-30 Days: \$1,411.00 (-\$729.80 vs. Last Month)
- 30-60 Days: \$315.80 (-\$24.20 vs. Last Month)
- 60-90 Days: \$60.00 (-\$135.00 vs. Last Month)
- Over 90 Days: \$2,044.90 (-\$414.89 vs. Last Month)

D. COMMITTEE REPORTS

- Maintenance: More Pet station bags have been ordered, delivered, and stocked on pet stations. The tennis court timer needs to be replaced. Ronnie will try to replace the timer nob and if that does not fix the issue with turning the light on, the electrician (ShockU) will look at it to replace it. The clock outside the clubhouse needs to be reset, Ronnie will take care of it.
- Streets: the community has received a flyer from GPM regarding street work from 11/14 to 11/24. Due to the time of year, the seal-coding will be done in the spring 2026 (March-April timeline).
- Tennis/Basketball Court: The timer will be repaired or replaced this week. The crank for the basketball hoop is not working, and Ronnie will be looking at it. The handle has been removed/stolen. David will investigate to see how we can get a replacement crank for the basketball hoop and order a new one.

Pool: The former pool vendor sent us many old invoices, according to our records all them have been paid when they were sent. South-east gate in the pool area needs adjustment. Ronnie will look at it.

- Lake: No report
- Landscaping: New plants have been added next to the tennis court. We are waiting for a proposal to cut down trees around the lake area.
- Security: The form for deactivating the RFID tags will be posted on the website as soon as it is finished designing.
- Architectural: No Report

E. OTHER

- Updating the house rules is completed. All rules are up to date per David Sterling and California state house rules. The rules will be sent to all residents for reading and comments. We will go over the comments and suggestions in December meeting at 7:30 pm. The residents have 28 days to make all the comments and suggestions.
- Helena is making a motion to accept the proposed updated house rules to be sent out to the residents to comment within 28 days, the board of directors intends to adopt these revised rules at the general board meeting on 12/8 at 7:30 pm, David seconds it and all present are in favor. Motion was approved.

F. HOMEOWNERS OPEN FORUM – no reports

G. MEETING ADJOURNED: 7:47 pm

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

Executive meeting started at 8:10 pm

David Chadorchi presented new picture of the garage door to separate the 2 parts of the garage door. He is splitting the garage door into 2 single garage doors. The board will discuss the finding and will have a decision within 30 days.

Executive meeting adjourned 8:22 pm