

HOA ANNUAL BOARD MEETING
Hidden Lake/Oak Lake Association
January 12, 2026 at 7:00 pm at the Clubhouse

A. CALL TO ORDER 7:00PM

Annual meeting/Election update. If no quorum is reached, the Annual meeting will continue as a general Board meeting with the following agenda:

ELECTION RESULTS: Helena Franchi, Arjang Sadat Hosseini, David Salmonson, Trennon Waters, Kevin Weissman.

HF makes motion for AI Scola to be a landscaping committee member. ASH seconds the motion, HF, ASH, TW unanimously approve the motion. Motion is approved unanimously.

Board Members Present: board members present: HF, ASH, TW. Board Member Absent DS

Residents present: Oren Schlesinger, Rhia Scola, Richard Cooper, Dan Besedick (assist with election results), Evan Ancker (Westcomm representative).

B. APPROVING PREVIOUS MINUTES:

Board Meeting Minutes November 10, 2025; Executive Meeting Minutes November 10, 2025.

Board Meeting Minutes November 24, 2025; Executive Meeting Minutes November 24, 2025.

Board Meeting Minutes, December 8th, 2025; Executive Meeting Minutes December 8, 2026.

C. TREASURER'S REPORT

- Operating account: \$150,162.03
- Receivables: \$6,721.20
- Reserve account: \$291,930.75
- Total Assets: \$448,813.98
- Payables: \$2,296.00
- Total Liabilities: \$21,349.00
- Total Equity: \$427,464.98
- Operating Income: \$51,500.00
- Operating Expenses: \$38,662.13
- Net Income: \$12,837.87
- Aging report: \$6,721.20 (+\$1,725.00 vs. Last Month)
- 0-30 Days: \$3,360.00 (+\$725.00 vs. Last Month)
- 30-60 Days: \$1,000 (+\$809.00 vs. Last Month)
- 60-90 Days: \$115.00 (+\$49.20 vs. Last Month)
- Over 90 Days: \$2,246.20 (+\$141.80 vs. Last Month)

Other

- Foreclosures, delinquencies review and action. N/A

D. COMMITTEE REPORTS

- Streets:
-Information about upcoming street work. Chains and poles added by back gate. Cracks sealed although the quality of job is of concern and a rep. from GPM will come to inspect.
- Tennis/Basketball Court:
N/A
- Pool:
A light may be out. Will have it checked.
- Lake:
No report
- Landscaping:
Trimming of trees at the north end of lake area and clean up (proposal). AI will get a new proposal ASAP. There was an emergency vote on sprinkler. The emergency vote was approved last week.
- Security:
- RFID tags: procedure for deactivating tags.
- Architectural:
- Board will vote on residents requests in Executive Session.

E. OTHER

- The Board will adopt the updated HOA Rules and Recommendations. Waiting for amendments by attorneys.
- Electronic message board, considering

F. HOMEOWNERS OPEN FORUM:

- Resident express questions about HOA rules regarding ADU Section 15.4(a) vs Section 15.4(b) regarding renting ADU only if main house is occupied by the homeowner. Resident objects to having to occupy one to rent other. Section 15.4(c) needs clarification about 3rd management of construction and/or property management. Property management should not be excluded in this section as it may be more beneficial than having the owner act as resident property manager.
- Resident adds comments to ADU rental limitation of occupancy.
- Also does the HOA charge extra for ADU, or for parking.
- Resident wants to have community Christmas Choir around neighbourhood.

G. MEETING ADJOURNED: 8:18 PM

H. EXECUTIVE SESSION (Board members only) at about 6:30 - 7:00 pm and a continuance at about 7:35, than after the Annual Board Meeting/General Session.

Board Members:

Helena Franchi (HF)

Arjang Sadat Hosseini (ASH)

8360 Sedan Avenue
West Hills, CA 91304

David Salmonson (DS)
Trennon Waters (TW)