

**HOA BOARD MEETING**  
Hidden Lake/Oak Lake Association  
February 9, 2026 at 7:00 pm at the Clubhouse

**A. CALL TO ORDER 7:02 pm**

Board members update. Kevin Weissman Resigned. Board is down to 4 members.

Board members Present: HF, ASH, TW. DS is absent

Residents present: Eileen Canoles, Sharon Sides, Eric Cornejo,

**B. APPROVING PREVIOUS MINUTES:**

General Board Meeting Minutes, January 12th, 2026. HF makes a motion to approve of the January 12<sup>th</sup> general session minutes, as is. ASH seconds the motion. HF, ASH, and TW unanimously approve the motion.

Executive Board Meeting Minutes, January 12th, 2026. HF makes a motion to approve of the January 12th executive session minutes, as is. ASH seconds the motion. HF, ASH, and TW unanimously approve the motion.

**C. TREASURER'S REPORT**

- Operating account: \$128,041.09
- Receivables: \$9,581.56
- Reserve account: \$292,042.32
- Total Assets: \$429,664.97
- Payables: \$48,759.66
- Total Liabilities: \$68,567.66
- Total Equity: \$429,664.97
- Operating Income: \$49,750.00
- Operating Expenses: \$67,822.24
- Net Income: -\$18,072.24
- Aging report: \$9,581.56 (+\$2,860.36 vs. Last Month)
- 0-30 Days: \$3,230.00 (-\$130.00 vs. Last Month)
- 30-60 Days: \$470.00 (-\$530.00 vs. Last Month)
- 60-90 Days: \$1,235.00 (+\$1,120.00 vs. Last Month)
- Over 90 Days: \$4,646.56 (+\$2,400.36 vs. Last Month)

Other

- Reserve study
- Foreclosures, delinquencies review and action APN#2005-003-008
- 2025 taxes, CPA Fee \$1,700.00 HF makes a motion to approve the Bradley & BeamsvCPA's fee for filing taxes to the amount of \$1,700.00 and for HF to sign the Contract. ASH seconds the motion. HF, ASH, and TW votes unanimously to approve.

**D. COMMITTEE REPORTS**

- Streets:
  - Information about the check crack seal repair. Completed part 1
  - Upcoming street work April 27-28
  - updating street stencils at the entrance and some red curb painting.

- Tennis/Basketball Court:
- Pool:
- Lake:  
Vote on proposal to rebuild the two lake compressors. HF makes a motion to approve the Bio Aquatics Lake Management to rebuild the two lake compressors in the amount of \$1204.50 and for HF to sign. TW seconds the motion. HF, ASH and TW vote unanimously to approve the proposal
- Landscaping:  
Trimming of trees at the north end of lake area and clean up (proposal). Waiting for a second Proposal. Will also check the tree on corner by tennis court and first house, next to street. Arborist has said the tree is healthy.
- Security:  
- RFID tags: procedure for deactivating tags. Removal of RFID tag in on website.
- Architectural:  
- Board will vote on residents requests in Executive Session.  
- Letters addressing residents front yard maintenance and removal of holiday lights

#### **E. OTHER**

- The Board will adopt the updated HOA Rules and Recommendations. (VOTE). HF makes motion to accept the new updated house rules and fine schedule effective February 9<sup>th</sup>, 2026. TW Seconds the motion. HF, ASH, and TW unanimously approve the motion.
- Electronic message board (VOTE)
- Fire ants infestation near clubhouse (David)

#### **F. HOMEOWNERS OPEN FORUM**

-Resident states that if the board does not do something about her neighbor's lawn she will stop paying her dues and may engage attorney. She was told that the HOA's lawyers have said that if legal action is being taken against the resident or the HOA Board may prevent the HOA from issuing fines or taking legal action for lawns or other fines.

-Resident

#### **G. MEETING ADJOURNED: 8:04 pm**

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

#### **Board Members:**

Helena Franchi (HF)

Arjang Sadat Hosseini (ASH)

David Salmonson (DS)

Trennon Waters (TW)