

HOA BOARD MEETING

Hidden Lake/Oak Lake Association
June 8, 2026 at 7:00 pm at the Clubhouse

A. CALL TO ORDER 7:03 pm

- Board members present: Helena Franchi (HF), Arjang Sadat Hosseini (ASH), David Salmonson (DS)
 - Residents Present: no residents were present
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B. APPROVAL OF PREVIOUS MEETING MINUTES

- General Board Meeting Minutes May 11, 2026
- Executive Session Minutes May 11, 2026

EMERGENCY ACTIONS/EMERGENCY VOTES SINCE LAST GENERAL MEETING

- 5-26-26: Emergency vote plumbing at the community entrance
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C. HOMEOWNER OPEN FORUM

(Homeowners may address the Board on community matters.)

D. TREASURER'S REPORT (This will be deferred to next board meeting)

Additional Items:

- No report.
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E. COMMITTEE REPORTS

Maintenance

- Replacement of light bulbs / light pole tops pathway near the clubhouse and tennis court: The vendor was contacted and they will be onsite this month to survey the lights and see what options are available to be presented to the board and the July board meeting.

Streets

- No report.

Tennis / Basketball Courts

- Some residents reported that dogs were seen inside the tennis court. They were not sure exactly who the dogs belonged to. The board will try and review security tapes to see if we can identify the resident(s) and will send out letters as required.

Pool

- No report.

Lake

- Non-residents have been observed fishing in the lake. David Salmonson spoke to one of them and escorted him out of the community and told him that next time police will be called for trespassing.
- The second non-resident was spoken to, and they were also escorted out.

Landscaping

- Entrance landscaping beautification – we will not start the project until the leak repairs are done at the entrance which will start on Saturday 6/13/26.
- Leak at the entrance – repair work will start Saturday 6/13/26
- Lake area grass – landscaping will look at the lake area without grass coverage and will give us their recommendations.

Security

- Gate service repair – front entrance gates were serviced and repaired.
- Guards have been noticed to let non-residents and residents into the community without checking driver's licenses or IDs. David Salmonson will speak to the General manager, and the guards will get new post-orders to follow or they will not be working at our community.

Architectural

- Maintenance of homeowners' front yards – 2 letters were sent out to homeowners on Sedan. The fines are continuing to be assessed against homeowners who have not submitted proof that their lawn issue is resolved.
- New letter will go out to 8301 Ducor.

F. OTHER BUSINESS

- 4th of July – we will have Taco Truck here as usual.
- Helena made motion to approve and sign Tapatia Restaurant to provide services for up to 150 residents and homeowners on 4th of July and not to exceed \$2500. David Salmonson second it and all present board members approved.
- Updating the Governing Documents – the lawyers are working on final version.

G. ADJOURNMENT OF OPEN MEETING at 7:42 pm

H. EXECUTIVE SESSION

(Board Members Only)
CALL TO ORDER 7:45 PM

Topics may include:

- Scheduled hearings with homeowners – no meetings.
- Architectural requests – no requests.
- Delinquencies and collections – none reported to vote
- Legal or confidential matters
- We have invoices from our attorney to be approved and paid on the portal.
- A proposal for leak detection around the lake area will be presented to the board for approvals at the next board meeting.

ADJOURNMENT OF OPEN MEETING at 7:56 pm