

HOA BOARD MEETING
Hidden Lake/Oak Lake Association
August 10, 2026 at 7:00 pm at the Clubhouse

A. CALL TO ORDER 7:00pm

Board Members Present: Helena Franchi (HF0, David Salmonson (DS), Trennon Waters (TW);), Arjang Sadat Hosseini (ASH) is absent

Residents Present: Richard Cooper, Eileen Canoles, Jennifer McCrary

B. APPROVAL OF PREVIOUS MEETING MINUTES

- General Board Meeting Minutes July 13, 2026. HF makes a motion to approve of the General Meeting minutes as is. DS Seconds the motion. HF, DS, and TW vote unanimously to approve.
- Executive Session Minutes July 13, 2026. HF makes a motion to approve of the Executive Meeting minutes as is. DS Seconds the motion. HF, DS, and TW vote unanimously to approve.

EMERGENCY ACTIONS/EMERGENCY VOTES SINCE LAST GENERAL MEETING

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C. HOMEOWNER OPEN FORUM

- Resident asks about clubhouse lights that are out at East gate at pool at Ducor. Light just needs to be replaced.
 - Resident asks about plants inside pool fence along Samra. Will speak with Legacy again about replacement
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D. TREASURER'S REPORT

Financial Overview:

- Operating Account: \$99,724.88
- Receivables: \$13,238.40
- Reserve Account: \$303,225.70
- **Total Assets:** \$416,188.78
- Payables: \$21,780.44
- **Total Liabilities:** \$28,691.70
- **Total Equity:** \$387,497.08

Income & Expenses:

- Operating Income: \$50,020.00
- Operating Expenses: \$20,736.81
- **Net Income:** \$29,283.19

Delinquency / Aging Report:
(Current balance compared to previous month)

- Total Delinquent: \$13,238.40 (-\$2,136.80 vs. last month)
- 0–30 Days: \$3,185.00 (-\$1,195.00 vs. last month)
- 30–60 Days: \$1,725.00 (+\$740.00 vs. last month)
- 60–90 Days: \$195.00 (-\$3,849.00 vs. last month)
- Over 90 Days: \$8,133.40 (+\$2,167.20 vs. last month)

Additional Items:

- Reserve Study information requested
- Review of delinquencies and foreclosure status
- Board action as needed

E. COMMITTEE REPORTS

Maintenance

- Replacement of light bulbs / light pole tops pathway near the clubhouse and tennis court: update and proposal **VOTE**
- Deep cleaning of the guard shack. HF makes a motion to accept the proposal from Ronnie to clean the Guard Shack in the amount of \$200.00. TW Seconds to motion. HF, DS and TW unanimously approved the motion. Motion Passes

Streets

- No report.

Tennis / Basketball Courts

- No report.

Pool

- No report.

Lake

- No report.

Landscaping

- Entrance landscaping beautification
- Reseeding of the lake area.

Security

- Gate service repair. Pool gate to be a soft close vs. slamming shut. North lake gate spring is broken. DS to reach out to repair.
- Meeting with vendors
- Guards. Minor issue resolved.

Architectural

- Maintenance of homeowners' front yards
 - Review of homeowner architectural requests
 - Board vote to occur during Executive Session
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F. OTHER BUSINESS

- 4th of July. Went well, good turn out.
 - Bridge and gazebo repair: two proposals **VOTE**. Resident proposes to talk with a couple other contractors to get other proposals.
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G. ADJOURNMENT OF OPEN MEETING 8:12 pm

H. EXECUTIVE SESSION

(Board Members Only)
Approximately **8:13 PM**

Topics may include:

- Scheduled hearings with homeowners
- Architectural requests
- Delinquencies and collections
- Legal or confidential matters