

Attendees: Matt, Andrew, Brenda, Carter, Steve

- 1) Review of last month financials. **Approval by committee via email.**
 - a. Review of budget TY 2024 / reserve projects for 2024: stairs (3) (currently tabled), gutters (currently tabled) – Water Line replacement will take precedent, plan out schedule for project start in July.
 - i. Trying to get meeting and discussion scheduled. Need to follow up with Noland since they haven't responded yet. Meeting will be set up in late May once we can confirm with Noland.
 - ii. Other projects: Striping (HL Project), being addressed by HOA Committee in Spring – Potentially 5/25 for striping day with community?
 - b. Review of balconies project –update on schedule, inspection update, assessment fee for 2024 is priority discussion and delinquent assessments/w liens from 2023. Final assessment payment was due 4/1. Updating everyone, we've collected \$263,000 so far, about 70% of residents have paid. We are still moving forward and ahead of schedule, but that will depend on if we get all the funding to stay that way. We've had some price increases along the way also, and the railing we are using has been discontinued. Leon is trying to source what is left that we need and we may to make one large purchase (\$78k approximately) so we have what we need. More to come on this.
 - c. Review of delinquent assessment list and concurrent fees/interest being charged: legal action, legal fees paid by owner per CCRs/2-23-2023 Rules/Regs #14.
- 2) Onboarding project for new committee members: Andrew, Carter, Brenda developing (in progress)
- 3) How will Lease Agreements be handled (per Barb Wilson)? **Need to schedule a conference call with Barbara for full details. – tabled**
 - a. Including update to reinvestment fee amount – tabled, but something we should review
 - b. % renters in complex, legal review – wanted to have a discussion about what we want to do about looking into this issue. Do we want to spend some money to have a legal review done to see if we can do this as an HOA? We did talk about this and seem to generally think this would require a change to CCRs (needs 2/3 community vote) and how it is implemented in reality to be fair can be sticky. The origins are from the FHA rules .
- 4) RV Lot audit update: Sub-committee formed (Curt, Kaveh, Ivan), no new update at this time
- 5) Parking/Reserved parking stall update (Shane): Review procedures. Parking notices have increased with residents parking in Visitor spots. Should fines be increased? No update here. But wanted to discuss a day in May when we could do a community event and paint the parking lines/numbers over on the south side of the complex. I was thinking Saturday, 5/25
- 6) Discussion w/Resident about parking and renter issues: 7pm – 7:30pm – No show, not discussed
- 7) Misc.
 - a. Bridge repairs are need, **awaiting bid for repairs only**
 - b. **Google Fiber, w/Comcast notification, security cameras: changing over the phone??? Also, does everyone approve adding 3 electrical outlets in the clubhouse for the cameras? Or getting a few bids? One would be for up high in the lobby, one would be for outside by the mailboxes facing the RV lot/driveway, and one out on the patio for the pool by the balcony. – Going to at least get bids to run the three new needed outlets**

- c. **Maybe an update from Carter on where we are at with changing over our phone to get rid of Comcast. Seems Carter just needs whoever manages the Comcast account to be there so the number can be switched from Comcast to Google.**
- d. Updates to rule/regs for 2024 – (tabled)
- e. Insurance notice to community, deductible recommendations, etc. – Curt will present to community via HOA at a later date.
- f. Painting of limited common area fences, front and back of buildings: tabled
- g. Pet projects: plot map at entrance-(tabled), parking stall signage above snow-(tabled), concrete by dog park (tabled), Clubhouse interior (paint, pics, fixtures), tabled
- h. Gutter replacements/repairs/cleaning: **completed until Fall**
- i. E-payment option-**Carter/Shane is heading up this project along with other website options**
 - i. At the meeting the committee members present voted 4-0 in favor of HOA Life by Vintium (sp?) as it seemed to have the best setup and utility.
- j. Trademark name – **tabled**

Approvals outside HOA meeting:

Approval by Board for August financials approved via email _____

Hidden Lake HOA Meeting: 7:30 pm

Date: 4/17/24

Attendees: Matt, Andrew, Brenda, Carter, Steve + good community turnout

- 1) Upcoming/remaining projects for the year:
 - a. Questions about how patios will be reconstructed/reimbursed for waterline repairs. Expenses related to repairing/replacing limited common area and upgrades is the responsibility of the resident when repairs are needed to be conducted by the HOA in area that affect the limited common areas.

- 2) Budget/financial review for year:
 - a. Resident asked for a different breakdown to better understand the reserves. Financials were reviewed with meeting participants to cover the Balance Sheet and the General Ledger, to the best ability of the HOA. Carter gave her his contact and will do his best to present this, hopefully new software makes this easier.

- 3) Community Items: