

Hidden Lake HOA Annual Meeting: 7:00 pm

12/12/23

Attendees: Shane, Andrew, Kaylene, Matt, Steve

*Refer to Official Hidden Lake HOA Annual Meeting Sign-In Sheet for complete list of attendees

- 1) Greeting – Shane (7:00-7:05)
- 2) Review of LY financials (7:05-7:25)
 - a. Clarified questions re: Balcony Project Phase I, update on Phase 2 planning
- 3) Accomplished: (7:25-7:40)
 - a. 3 repaired sets of stairs
 - b. Phase 1 of balcony project 80% complete
 - i. Discussed possible concerns with flooding and option to include drainage system, at the expense of the owner, to avoid possible flooding
 - c. Repaired roads
 - d. Installed new street signs
 - e. Google Fiber installed, free internet for club house instituted in January, camera included
 - f. Building C sewer lined
 - g. Finished Clubhouse stairs and balcony replacement
 - h. New sub-committee formed to monitor RV lot
 - i. Large dead trees removed from South Woodduck and Entrance, with replacements
 - i. Guidance provided to bring to board any requests regarding planting along fence line on E. Woodduck
 - j. Front entrance landscape upgraded
 - k. Painted Clubhouse, fence, and eaves throughout complex
 - l. Added additional signage in complex (i.e. MPH, Geese, Guest parking)
 - m. Bought striping machine to address via HOA (short term)
- 4) Review of upcoming 2023 budget and projects: (7:40-8:10)
 - a. Update on insurance provider (25% increase 2024), due to increase in property value
 - b. Monthly dues increase 5% due to increase in operating costs, other costs will be managed to compensate over increase in expenses
 - c. Operating expenses increased year-over-year 11%
 - d. Natural Gas increased over LY \$22,800 (37.3%)
 - e. Utilities total increased over LY budget \$25,500 (17%)
 - f. Reserve Expenditure income decreased (12.5%)
 - g. Balcony project continues for 2024 (all balconies replaced)
 - h. Reserve analysis will be included in the 2024 budget (will provide guidance on reserve amounts recommended)

- i. Next plumbing / sewer project will be placed on hold due to water line break and necessary replacement. Not repairable.
 - i Provided update on costs of the replacement project based on limited bids received
 - ii Discussed logistics of sewer project moving forward, considering recent water line break, and funding reallocated to repair water line. Sewer line for building E will be jetted for maintenance.

5) Longer term projects: (8:10 – 8:20)

- a. Water line replacement throughout
- b. Continuing sewer lining project (likely to be put on hold until 2025)
- c. Tennis court, discussion to be ongoing but not a high priority considering other projects
- d. Clubhouse remodel is on the Committee's radar as funding becomes available
- e. Painting of buildings throughout complex
- f. Continued gutter replacement throughout complex
 - i Company to be onsite doing repairs / cleanout over the last two weeks of Dec 2023
 - ii Allowed requests from owners in attendance regarding gutter concerns with their properties
- g. Permanent lake bank barrier options, lake bank cobble repaired
- h. Residing areas with shake shingles to other material that is less maintenance/cost
- i. Complex security – will be adding security around clubhouse
 - i Cameras to be installed (via Google services) around clubhouse
- j. Sump pump – Blackswan rain drain
- k. Drive paving throughout complex
- l. Replace wood fence on west side by Pintail
- m. Fencing around dumpsters
- n. EV charging stations
- o. Covered resident parking, possibly with solar to feed back into complex
- p. Replace/repair bridges
- q. Dog waste stations throughout complex
- r. Continued sidewalk and landing to dog park
- s. Front entrance map of complex
- t. Single stylized numbers for garages pertaining to units
- u. Striping of complex parking, single stylized numbers for parking spots (above snow line) u.
- v. Electronic payment system
- w. Sauna remodel
 - i Concerns expressed from resident regarding sanitary conditions of current sauna; relayed that sauna has passed Health Dept. inspection. Teak floor installed for now.

6) Mention of reserved parking spots availability (8:20 – 8:30)

- a. Review of reserved spaces allotted during 2024
- b. Notification of available spaces open for community lottery – if interested enter name and unit number with Committee, drawing to decide winners for the two open spaces for 2024
- c. **Will focus on parking violations next year**

- 7) Voting – 3 on the ballot (Matt, Kathryn, Brenda Pelaez) (8:30 – 9:00)
 - a. Nominations from the floor
 - i Carter Foulger nominated from floor (seconded)
 - b. 3-5 minute presentation from each candidate, including questions
 - c. Vote: resulted are Matt, 54 votes; Kathryn, 39 votes; Brenda, 48 votes; Carter, 48 votes
 - i New committee members: Brenda, Matt, Carter
- 8) Any other business (9:00)
 - a. No new business
- 9) Adjourn Meeting, seconded: 8:55 pm