

Attendees: Shane, Andrew, and 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 replacement (**currently tabled**) – Water Line replacement will take precedent, plan out schedule for project start in September or October
 - i. **Waterline now scheduled to start 10/7. Volunteer effort needed to help pull up decks behind affected units to salvage materials the best possible.**
 - b. Review of preliminary 2025 budget
 - i. Other projects: Striping and painting (HL Project), plan out events for community day, possibly delayed
 - ii. Landscape projects for possible community involvement (tabled until final walk-through)
 - iii. **Discussion around different dues increases; Shane to send out budget options to committee. Seems a 15 to 20% increase is what is needed due to insurance going up 24% and utilities going up 13%.**
 - c. Review of balconies project –update on schedule, funding update, assessment fee for 2024 is priority discussion and delinquent assessments/w liens from 2023. Final assessment payment was due 4/1.
 - i. **Balconies should be complete this month.**
 - d. 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 – tabled
 - e. Reserve Study review
 - i. **Reserve study received. Spells out action plan for the coming years and what needs to be budgeted for. Preference for saving monthly rather than assessments.**
 - ii. **This was last piece needed to get loan status updated; Steve to send in for FHA approval of Hidden Lake.**
- 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
 - b. % renters in complex, legal review.
- 4) RV Lot audit update: Sub-committee formed (Curt, Kaveh, Ivan), no new update at this time, letter to resident
- 5) Parking/Reserved parking stall update (Shane): Review procedures. Parking notices have increased with residents parking in Visitor spots. Should fines be increased? – tabled
 - a. **Parking spaces for waterline project to be assigned at Friday meeting with affected residents.**
- 6) Misc.
 - a. **Discussion regarding succession plan for Earthworks (nothing immediate).**
 - b. Google Fiber, w/Comcast notification, security cameras: changing over the phone???
 - i. **Cameras need to be setup and installed at Clubhouse**
 - c. Updates to rule/regs for 2024 – (**tabled**)
 - d. Painting of limited common area fences, front and back of buildings: review by HOA committee, walk-through notes forthcoming – currently tabled
 - e. Pet projects: plot map at entrance-(tabled), parking stall signage above snow-(tabled), concrete by dog park (tabled), Clubhouse interior (paint, pics, fixtures) (tabled)

- f. Gutter replacements/repairs/cleaning: **completed until Fall with ongoing maintenance**
- g. E-payment option-**Carter/Shane is heading up this project along with other website options**
- h. Trademark name – **tabled**

Approvals outside HOA meeting:

Approval by Board for July financials approved via email 9/24/24

Hidden Lake HOA Meeting: 7:00 pm

Date: 9/18/24

Attendees: Shane, Andrew, Steve and community members

- 1) Upcoming/remaining projects for the year:
 - a. **Waterline is primary focus. Taps will be included with new services to satisfy the request from last month for working hose bibs in rear of units in bldg. B.**
- 2) Community Items:
 - a. **Concern over back deck damage for waterline project. Volunteer efforts to help, CCRs define only the concrete pad is covered by HOA.**
 - b. **Discussion about finalizing balcony project and gutter system. Stated previously in meetings, to Edna, that the new balconies require drain slots. They will NOT be rebuilt without gaps like previous balconies. Gutter system is not required and was approved as an expense associated to the owners if they wanted it installed.**