

Attendees:

- 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.** Bldg was jetted in prep for sewer lining next year.
 - i. **Other projects: Striping and painting (HL Project), plan out events for community day 9/21**
 - ii. Landscape projects for possible community involvement (tabled until final walk-through)
 - b. 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.**
 - 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 – *voted to maintain liens for now (and keep current); not pursuing legal action at this time.*
- 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 sent**
- 5) Parking/Reserved parking stall update (Shane): Review procedures. Parking notices have increased with residents parking in Visitor spots. Should fines be increased? - **tabled**
- 6) Review of crime incidents in complex. **letter to resident sent**
- 7) **Review of upcoming budget for 2025**
 - a. Committee discussed with upcoming projects and increasing costs for insurance and gas, proposing to raise dues. Minimum 12.5% increase needed to cover operating cost increases and sewer lining. May go up to 22% to cover additional projects as determined by the committee.
 - b. New pool cover needed and voted in favor of for a cost of approximately \$11,500. Versus not covering pool for winter and having to resurface entire pool next year, plus then install cover.
- 8) **Review of upcoming water project.**
 - a. Water line project to start end of September or beginning of October and should last 3 weeks; meeting for the affected building will be Monday, August 26th. Walk through scheduled for 9/2 week of.
- 9) Misc.
 - a. Bridge repairs are need, **completed**
 - b. **Google Fiber, w/Comcast notification, security cameras: changing over the phone???**
 - 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.

- 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 8/20

Hidden Lake HOA Meeting: 7:00 pm

Date: 8/21/24

Attendees:

- 1) Upcoming/remaining projects for the year:
- 2) Budget/financial review for year:
- 3) Community Items:
 - a. Holes in dog park area to be filled in when funds available
 - b. Hose bibs behind certain units are a concern, when funds are available
 - c. Gutters for balconies that affect lower units, when funds are available
 - i. Maintenance projects will take precedence over