

Attendees: Shane, Matt, Andrew, Carter, Rick

- 1) Review of last month financials. ***Approval by committee via email.***
  - a. **Review of budget TY 2024** / reserve projects for 2024: stairs (3) in progress (currently tabled), gutters (currently tabled)
    - i. Other projects: Striping (HL Project), being addressed by HOA Committee directly
    - ii. Waterline is #1 priority for 2024 major projects. Meeting to be scheduled with Noland to discuss scope of work, then planning back from that for notification and planning.
  - b. Review of balconies project –update on schedule, inspection update, **assessment fee for 2024 is priority discussion** 5 remaining double balconies to complete phase 1 then roll remaining surplus into phase 2 as planned (plus the delinquent payments as they come in) into phase 2 to keep work going.
    - i. Sending one more courtesy letter to the delinquent accounts from the assessment before engaging in any sort of legal letter/action. Liens have been placed and must be paid as well. Ongoing legal action will be also charged to residents as per Rules update 2/23/23, paragraph 14 and as per CCRs.
  - c. Review of delinquent assessment list and concurrent fees/interest being charged: **Above**
- 2) Committee position assignments: Voted on by members present.
  - a. President – Shane
  - b. Vice President – Matt
  - c. Treasurer – Carter
  - d. Secretary – Andrew
  - e. Community Member at Large - Brenda
- 3) Onboarding project for new committee members:
  - a. **Andrew to distribute GoogleDoc to Carter and Brenda, for additional input**
- 4) How will Lease Agreements be handled (per Barb Wilson)? **Need to schedule a conference call with Barbara for full details. - tabled**
- 5) RV Lot audit update: Sub-committee formed (Curt, Kaveh, Ivan)
  - a. **Curt will be invited to present at the next February 21<sup>st</sup> committee meeting regarding findings and recommendations. Consider rekeying lot this year to ensure only authorized people who should have a key have one. Discussion of renters having access to RV lot.**
- 6) Parking/Reserved parking stall update (Shane): **Notice will be placed in Quacker of upcoming parking enforcement on Visitor parking violations. Also, will note in Quacker about residents offering extra spots to rent to other residents.**
  - a. **The 3 reserved spots were renewed. Discussion about opening up a couple more spots to be reserved in the Pintail Ct area. Will solicit community input as further discussion proceeds.**
- 7) Misc.
  - a. Google Fiber, w/Comcast notification, security cameras: **Shane and Steve to implement w/Carter**
  - b. Updates to rule/regs for 2024: **will be ongoing discussion TY**
  - c. Insurance notice to community, deductible recommendations, etc.
    - i. **To discuss with insurance agent to get 1 page FAQ to community.**
  - d. Painting of limited common area fences, front and back of buildings: **tabled**
  - e. Pet projects: **plot map at entrance, parking stall signage above snow-tabled, concrete by dog park, Clubhouse interior (paint, pics, fixtures): tabled in lieu of water line repair first**
  - f. Gutter replacements/repairs/cleaning: **completed until Spring,**

- i. a few more problem areas that were either missed or new problems to be addressed
- g. E-payment option-Shane is heading up this project w/Carter
- h. Trademark name – tabled

Approvals outside HOA meeting:

Approval by Board for August financials approved via email 1/18/24

Hidden Lake HOA Meeting: 7:30 pm

Date: 1/17/23

Attendees:

- 1) Upcoming/remaining projects for the year: covered from meeting minutes
- 2) Budget/financial review for year:
- 3) Community Items: Steve brought up possibility of updating our application for FHA. Will be contacting HOA with information.