

**HIDDEN LAKE HOMEOWNERS ASSOCIATION
MONTHLY MEETING
ZOOM MEETING, Tuesday 02/08/2022**

CALLED TO ORDER: Patrice Luttrell

FINANCIAL REPORT: Tracie Fitzgerald

MANAGER'S REPORT: Willie Rich

OLD BUSINESS: Patrice Luttrell

NEW BUSINESS: Patrice Luttrell

Present: Patrice Luttrell, Sabra Strickland, Charlie Clippinger, Wylan Affolter, MaryBeck Hercules, Janice Riedel, Tracie Fitzgerald, Willie Rich, Caroline Hall.

Guest: LaShonda Bryan

Absent: N/A

Tracie - The same people are on the Late List. No money came in from those. Anderson is paying \$75 which is basically paying the late fees. **Recommend taking Anderson, Dashiel, Weatherholtz, Fairbanks to small claims court to get owed HOA fees.**

Unit 70 Derek Huggins is the new tenant that moved in Mid-January.

Patrice - #74- Are those renters? Are they selling? Have we heard from the owner? Is he paying the dues?

Mary Beck - #86 - The Anderson Estate - Are they paying \$30 a week plus the monthly fees?

Tracie - I called 3 times. He has not paid anything. Maybe he can catch up when he gets his income tax. He paid \$75 in January.

Tracie reviewed the Monthly Transaction Report. There are chargebacks where we need to charge 2 tenants \$9 because the check they sent in was on a closed account or an incorrect check sent to HL.

Do we want to wait until June to move the assessment money to the reserves? Do it monthly?

On the Cash Report, I needed to catch up \$2000 for January. I missed it last month.

Charlie - **How do we want to handle the reserves?**

Tracie - The water is about the same. It is a little up from last time but not much.

Charlie - For the pool, the water is coming from the Clubhouse or the sprinkle. It looks like it's not a lot of expense. The pool seems to be holding water.

Tracie - Profit & Loss - We have positive net income.

Charlie - We paid \$7,000 for landscaping?

Tracie - I put the bill in the folder and forgot to pay it. We're caught up now.

The water bill in Feb was \$5557. In January, the bill was \$380. The Water Company didn't bill us for 5 of the water meters. They are now caught up.

Profit Budget vs Actual - Not sure why the budgeted assessment is at \$10,000. We've collected \$5600 in reserves. Some have paid each month.

Patrice - Tracie will be leaving HL at the EOM. She has done a great job. We hate to see Tracie go.

LaShonda Bryan has been shadowing Tracie to decide if she wants to take on this job.

Lashonda - Currently working for Truist Bank for 25 years. Serving in a treasury capacity for the Sickie Cell Anemia Foundation. This looks like something I can do. I look forward to working with HL.

Willie - 116 has a roof leak on the main panel box. Water is coming through the vent from the stack of the water heater. The water splashes down on the water heater and comes down into the house. I put a rag to stop any leak. It will be ok for a few days because rain is not in the forecast. I received the work order today. There are multiple issues with the building's roof. I got a quote by Josh from Supreme Construction. **It is \$13,500 which includes 3 new deck boards and hauling off old roofing material. If additional deck boards are needed, they will be \$50 each.**

The building is 116 & 117 where Mrs Woodruff lives. There has been patching as well as a rain diverter to prevent further damage. The roof is in serious shape. I recommend a new roof.

All the doors to the trash corrals are in bad shape. Most are falling apart. Could we remove the doors? Fixing/repairing the doors, with wood material, would cost \$2708.75. This does not include the hardware (screws, hinges, and latches). We could use hardie boards but they can warp. We could use vinyl planks but they can warp in the heat/sun but they won't deteriorate.

We need to vote on what to do.

Jan - The doors to the maintenance office are in bad shape and need to be replaced.

Willie - Yes. The doors need to be rebuilt. The inside is bad too.

Charlie - We can research a lightweight door and weigh out the cost and material.

Willie - The doors are all different sizes so it may be difficult to find something. Hardie board will last but will warp. The walls still need to be wood.

Patrice had Brandon to take care of some larger areas. Kevin and I are cleaning out areas. I suggest putting grass seed out. Brandon's team will then maintain those areas. We are going to work at the corner of Shoreline behind 83 and 84. We're going to clean up the area behind Charlie's unit. Also going to clean up the natural areas at units 63 and 64. Next Spring I'd like to add benches like the one I fixed and moved from the dog runs. On the corner of Shoreline, we'll have timbers put in and put red mulch and also at the guard shack.

The tenant in 111...the guy with the great danes...He walks across the street for his dogs to use the bathroom. Instead of throwing away the poop bags, he's been throwing the poop bags into the woods or putting them at his door. **I'm requesting that we give out a ticket to those types of offenders. (Do we need to create a ticket document?)** I took a picture of him doing this. He has been putting the poop in Winn Dixie bags, He needs to stop doing this.

I checked the wall again. **The sinkholes are still happening.**

There are a few lights out. Unit 71 in the cul de sac put in a work order for a light that is out. This lamppost needs to be rewired. 150 feet of wire (to meet at the junction box) is \$360. I spent \$75 to fix unit 71's light.

Jan - Can you get a contractor's discount?

Willie - At Lowes, you have to spend at least \$2400. Home Depot only allows discounts on certain items.

Patrice - AFS has not contacted me at all. We're still waiting on the addendum about the sinkholes.

Thanks goes to Charlie for working on getting FHA approval. We can now have buyers get conventional loans and FHA loans.

We need to now vote for Willie and Kevin. Willie is willing to stay as long as Kevin is brought on full-time.

Mary Beck - If we have Kevin full time, we need to look at the things that we're paying for and have them take on more to make it financially feasible. Maybe have them take additional training (ie plumbing, electrical, etc).

Sabra - What is our alternative?

Mary Beck - We didn't have landscaping fees. I agree to take them on.

Wylan - We should keep them on.

Mary Beck - Take the cost off of landscaping and give to Willie or...or take it off of something else. What about if they ask for a raise?

Sabra - We don't really have an alternative. If both walk today, we're going to get hurt.

Patrice - I explained that they are to take on more responsibility and not hire out as much. I'm not as concerned about raises. We may give him another day of PDO.

Charlie - We don't want to penalize Brandon though. What are Kevin's capabilities? I only see him following Willie around.

Sabra - Do we have any issues with Kevin?

Charlie - No issues with Kevin.

Patrice - Willie talked to me last summer. Willie was stressed out about handling the pool plus everything else. He said he needed an extra person. He can't do it all by himself. If not his nephew, we need someone else.

Wylan - Kevin needs to be full-time. He needs to be trained. We need to show that we trust him. There are some things Brandon can't do. We need to encourage Willie.

Patrice - I'm asking for you to come up with a solution if you don't agree. We don't offer insurance or we'd have to pay \$25 an hour.

Charlie motioned for a vote to hire Kevin full-time. Wylan seconded it. All approved. No Nays

Patrice - We all met Lashonda. She has very good credentials. She's willing to step in. We really need someone to step in. We don't want to drop the ball on any finances.

Sabra - For us, we need those people in those positions or our homes will suffer.

Patrice - Tracie wants to leave by EOM February. We had to move fast to find LaShonda. I also think we should give Tracie something. She has put in a lot of hours especially at EOM.

Charlie motioned to hire Lashonda. Caroline seconded it. Everyone voted and was in favor of hiring Lashonda.

Sabra - When is her first day of work?

Patrice - We had to move quickly so she (LaShonda) could be trained. Tracie spent a lot of work and time on HUD and the budget. Tracie basically worked for \$12 an hour. She cleaned up all of our reports.

Sabra - What does the treasurer do and what does the bookkeeper do? It does take 2 people, but who does what?

Patrice - At a later date, we need to define the duties of both.

Who checks and answers the emails? Do we pay Lashonda more? Can Charlie do more?

Mary Beck - Anything and everything a lay person can do should be done by a homeowner. I wish we had known more of what Tracie took on.

Charlie - Tracie wanted to focus more on River Knoll which is where she lives.

Sabra - She was spending more time than she expected. We don't need to go through another bookkeeper.

Mary Beck - I think we should do evaluations on the bookkeeper, Willie, and Kevin.

Sabra - We should do a one year evaluation on Willie. We should do a 30, 60, 90 day evaluation on LaShonda.

Patrice - How much should we give Tracie? \$500?

Jan - Like a parting gift?

Sabra - I think \$250 is too much.

Charlie - I agree with \$250.

Patrice - I don't want to call it a parting gift.

Charlie motioned to vote on \$250. Caroline seconded \$250.

Everyone approved but Sabra. Sabra opposed.

Sabra - Are we taking off personal phone numbers off of the HL website?

I can set up a google line for HL only. This way when someone calls the google number, it will get redirected.

Mary Beck - Homeowners can contact via email.

Sabra - Yes, but the older homeowners need to be able to call someone because they don't use emails.

Mary Beck - Will the google number go to Patrice's phone?

Sabra - Yes.

Patrice - Set up the google line.

Mary Beck - Jan and I will start on the newsletter.

Meeting adjourned at 7:27 pm