

**HIDDEN LAKE HOMEOWNERS ASSOCIATION
MONTHLY MEETING
ZOOM MEETING, Tuesday 06/14/2022**

CALLED TO ORDER: Patrice Luttrell

FINANCIAL REPORT: LaShonda Bryan

MANAGER'S REPORT: Not available - Willie Rich (Absent)

OLD BUSINESS: Patrice Luttrell

NEW BUSINESS: Patrice Luttrell

Present: Patrice, Sabra, Wylan, Charlie, Caroline, MaryBeck, Janice, and LaShonda. Kim Hovey - guest. Willie Rich - Absent.

Patrice called the meeting to order at 6:00 pm. Are there any corrections to last month's minutes? No corrections. Minutes are approved.

Lashonda - Reviewed the bookkeeper's report. Two items with the label "April" that should say "May". I'll correct that. (For details see report).

I sent emails last night to 3 residents with larger due balances. Ferrara units 49 and 50 did pay in full. He paid all of his back dues and assessments for both units. He is now current.

Unit 74 will be selling and they've paid all HOA dues in full plus the assessment. Next time the unit will be in another owner's name.

Lisa Helms unit 113 has been contacted via email.

Non-resident report review (see report). I left unit 85 on the list but it is being sold. Note the pending sale as well for unit 74. They should have closed because they paid all of the fees. No additional changes from last month.

Mary Beck - Under family occupied units, the Luker estate unit 122 needs to be listed as empty. I have the son's information. I think it is more appropriate to put a notice in his mailbox of how much is owed. This will give him an update of dues and when they're due. I recommend not applying any late fees. Also, add our email for him to contact us.

Patrice - I feel that it is appropriate to give him a note of what is owed and how to pay. Give him 30 days to respond.

Mary Beck - Just after Peggy moved in to 122, her mother died. Her son said that they are still dealing with that estate and now they have to deal with his mother's estate. They won't be selling anytime soon.

Charlie - Lashonda will you be handling the notice?

Lashonda - If you put the info in the groupme chat, I'll get the letter drafted and emailed to him. Reviewed the Advance Payment report and Accounts Receivable reports showing what is due (see report). I sent an email to Weatherholtz unit 42. I have Ferrera units 49 and 50 as paid in full. An email was sent to Pollard unit 57. Corman Estate unit 64 has a lien. Fairbanks unit 66 paid his past dues but then stopped the last 2 months. I sent Lisa Helm's unit 113 an email. I have 2 checks for Swift unit 114 that came in June and they are now paid in full. What has been paid will reflect on June's report.

Mary Beck - Are we going to start filing a lien or small claims for those behind on HOA dues?

Lashonda - In their email, it is stated they need to contact the HOA or we'll be filing. I can email Corman unit 64 and Anderson unit 86 estates that a lien will be created. We can also send them a letter to their address.

Charlie - It's a lot of bureaucracy to file a claim. In the emails, would you add the unit # in the subject line of the email.

Lashonda - Reviews the water report (see report). It looks like the report is for 28 days. It did increase maybe because of the pool.

Charlie - If you look at the clubhouse line on the water usage report, we moved the usage of the hose for the pool to the sprinkler/club water line.

Lashonda - Pest control was higher because of the termite inspection. Everything else was the same. The Energy Savers entry was for clubhouse A/C. James Smith entry was for the parking lot striping Payroll is below. Notice the deposits, expenses and the -3702.54 difference. We received more checks for the assessment. I have more checks for June. I'll give you a list of who still owes money for the assessment. Let's now review the Cash report (see report). Our total reserve and checking is \$112,478.81. Review the Final report of P&L (see report). Net income is \$4538.16. Review P&L Prev Year Comparison (see report). Last year this time, we had more income in the arrears. Review P&L Budget vs Actual review (see report). We're over budget by \$9640.41 and 1,172.4%. This higher percent over budget is because of the roof and other larger expenses such as pest control. Any questions?

Patrice - The larger pest control bill was for the annual termite inspection.

Charlie- On the Budget vs Actual report- can we put a line for bad debt?

Lashonda - The bad debt line item is there and it's \$9889.09. There are other expenses that have us over budget. We have Ferrara and Omar paid in full so that helps. The new roof and other expenses are why we're over budget.

Mary Beck B - On the report with recurring bills, Willie has a car allowance. Who else has a car allowance? Only Willie? Last month it was \$700 and this month it is \$900. If Willie's car allowance is \$700 why did it go up \$200? There is a \$700-\$900 discrepancy.

Lashonda - I'll need to see what is in January and February because I started with March. I'll see if someone else has an allowance. Why do I write Willie a separate check for car allowance and why did Tracy get it in her paycheck?

Sabra - How many clubhouse rentals were there?

Lashonda - For May, it was only 1. I see there are more for June.

Sabra - I had an issue with clubhouse rentals. Gwen wrote a check and put it in the guardhouse. LaShonda picked it up and gave it to me. But in the meantime, another person rented and paid for the same day. Gwen had already planned the event and sent invitations. She was upset. If it is available, then it will be on the website. The other people who had already rented and paid for the rental, agreed to move to another location. Even if the date is available, I contact them to let them know if it's available. I also let them know there is no A/C at the moment. We're renting out with the clubhouse as is.

Mary Beck - Gwen came to me to learn how to use the website to look at the rental calendar.

Charlie - Can Willie pull the rental form and check and give it to you (Sabra)?

Sabra - That happens already. Willie gets me the rentals right away. We've been getting a lot of mail shoved into the mail slot at the guardhouse. The mail person has been told not to put the mail in the guardhouse. I'm going to monitor the mail situation. It will be a lot for Willie to go through to look for the rental forms. The main point is that I need to confirm the rental with the renter.

Patrice - The way it used to work, if you know you want to rent the clubhouse, then you ask if it is available and if you don't pay and then another person asks and pays right then, they get it. Jose would rent to the person that paid.

Mary Beck - Does the rental form say to contact Sabra?

Sabra - That's always been the process...you need to contact me to ask availability and the payment is how it gets rented.

Wylan - How many times has the clubhouse been rented in a year?

Sabra - Maybe 10.

Lashonda - She had her rental check and her HOA dues together in the same envelope. I check the mail box 2-3 times a week picking up checks. Some people just put in a check without an envelope. Between loose checks, envelopes, junk mail, mail...it's a lot.

Charlie - Maybe add to the rental form "and check" on the form. Maybe add a note in the newsletter.

Sabra - Also add that your reservation isn't complete until a board member confirms.

Lashonda signed off at 6:44.

Patrice: What to start with today...

Sabra - Thank you to all that went out to help with the busted main. The people were ringing my bell at 7 am. It was resolved quickly. Calling Post was used to inform everyone.

Patrice - Valley Plumbing came out to fix the main. Who knows how much that bill will be! I'm glad they came quickly and finished by 11. Seems every month we have plumbing issues. Thanks to Jan for telling me about 911 Lock & Key for the pool keys. I called them and they remember Hidden Lake. I told Kevin that the guy from 911 Lock & Key was coming here and to make about 10 keys. I didn't follow up with Kevin before he left for the day. The keys are about \$6.50 a piece. We need to increase the fee of \$25 or more to discourage residents from losing the key. I'll call her back tomorrow to let her know who is authorized to request more keys. I let the guy, who hit the gate, use our extra key...but I asked Willie to go back and get the key. Now he is contacting me to get the key. We'll get the new keys soon.

Mary Beck- We need to make sure the owners leave the key for the new owner. Renters, too. The rental company is asking for the key because the renter doesn't have the key. The rental company contacted the owner and the owner said to get another key. The owner or the rental company should pay for an extra key.

Patrice - I talked with United Fence about the sensor board for the exit gate. The company that they do business with is getting sued. They shut the plant down. Not sure how long this will take. Everything is backordered. United Fence is trying to determine what to do next. Not sure if they have to order the sensor board from that company because it is a certain type.

Mary Beck - Do we know if the sensor board is damaged because someone hit the gate?

Patrice - United Fence said it could be from getting hit by the car, lightning, or age. They can't say for sure.

Wyland and Mary Beck - Is there an option of getting another board from another company.

Patrice - The smaller companies depend on the 2 larger companies to order the motors.

Charlie - I looked at the manual and there could be another company from another city.

Patrice - If we get it for cheaper, will United Fence install it?

Wylan - I looked at the name on the motor from the incoming gate and we may can get it for cheaper some place else. I'll call that company tomorrow and find out.

POST MEETING NOTE: The exit gate is working as of 6/15/2022.

Patrice - I spoke with Charlie with Air Force Heating and Air today about the clubhouse A/C. The company that they were doing business for customer's commercial loans has gone out of business. He said he thought the relationship was there but it's not. The finance lady has been ill. They found a commercial lender and all paperwork has been sent. The lender should contact them soon to let us know about financing the A/C installation.

Mary Beck - As soon as there is an approval, will the A/C be scheduled to be replaced?

Patrice - We need to find out first what the monthly payment will be after the lender gets back with the A/C.

Charlie - I was looking at the numbers. We have \$34,000 in checking. We need to keep \$25,000. We have \$9600. I looked at the assessment numbers. We'll have \$26,000. I don't think we should pay AFS. We would have the money to pay for the A/C.

Patrice - AFS has not been responding. From a legal standpoint, they truly didn't do what was in the contract. They didn't provide any information.

Charlie - In my email to them, I asked them to explain what they did to the wall, they should have let us out of the contract and refunded the down payment, and they tore down the wall.

Mary Beck - They did talk to us all along the way telling us about the trenches.

Patrice - I have a cousin who used AFS. They went underneath their house and ruined the electrical, the A/C, and everything and they had to be out of the house for 3 weeks. AFS only paid for 2 days in a hotel. She contacted the loan company but they had already paid AFS. The front yard is now sinking.

Mary Beck - AFS offered to remove all the bricks and stabilize the wall. They were going to charge a lot of money to remove the bricks. They told us how big the holes would be and about the stabilizers. The main thing was they were going to start digging without line locators. Once they found out about all the lines they couldn't do the original plan.

Patrice - Charlie, How much money do we have if we do not want to go through financing? Or a deposit down.

Mary Beck - When the assessments came in, we didn't put in a special account? Shouldn't that be earmarked? If it isn't and AFS comes back, we'll have to pay.

Charlie - I think we could pay from our funds. But if we need to, we can ask for a line of credit from the bank.

Patrice - Either way we need to get the A/C replaced. The pool guy Terry Craig hasn't given us the estimate for the pool repair.

Mary Beck - Terry said that he would give us 2 estimates to repair the damaged area and a quote to repair the damaged area and high pressure wash to remove the paint and repaint. He said the quote would be here 7-10 days and before today's meeting. We have not received it yet.

Patrice - There was a space between the shallow and deep end. There's a filler and it has worn out.

Mary Beck - Terry said to keep the pool full.

Patrice - I haven't heard about other pools having this many issues.

Mary Beck - That's because every year the pool was drained.

Patrice - From our list of things to cover...We're not putting out mulch. If an owner buys it, Willie and Kevin can put it out.

Charlie - Someone is asking about putting a soccer goal in the green lot.

Patrice - I think so. Is it portable? It needs to be that anyone can use it since it's on community property.

Vote - Charlie motioned and said as long as it's not permanent and others can use it. Wylan second. All yes, no oppose.

NOTE: 06/18/2022 Email sent to Kary that the soccer goal has been approved provided she maintains it in good working order.

- The goal needs to be in good working order to include the net.
- If you move, you take the goal with you.
- Allow others to use since it will be on community property.
- Be okay for it to be moved by landscaping so they can mow the grass.

Jan - We need to discuss the last car in the lot.

Mary Beck - We need to ask the owner to move to the other side of the green lot.

Wylan - I don't think it runs.

Mary Beck - It needs to not be in the lot if it doesn't run. Who will notify?

Patrice - Provide a note that the car needs to be moved, registered, running. Also, MAY I suggest a cover for cars parked in the green lot?

Charlie - I have a cover and the covers look bad quickly.

Mary Beck - Table the topic about adding a cover on the car in the green lot.

Charlie - What about the noise grievance for 106?

Kim Hovey unit 106 - I believe that's about me. I have small children that I try to keep quiet. I have a family and I try to keep them quiet. I'm not opposed to suggestions.

Mary Beck - unit 107 sent an email with complaints about the noise.

Hovey - Yes. I have tried to keep quiet. He complained about my robot vacuum cleaner. I'm sorry for his situation. During the day there isn't anyone home. The vacuum cleaner used to run at 9 am. Now, I run the robot at 8 pm as agreed with Mr Darby.

Sabra - Do we get involved with internal issues? Does the Board get involved? I have had issues when I had construction and we came to an agreement. Do we intervene?

Mary Beck - It isn't normally the Boards responsibility but the bylaws talk about excessive noise. We allow the home owners to resolve. If the homeowners cannot resolve, do we intervene?

Sabra - If we were in a subdivision, the homeowners would resolve it.

Hovey - I've talked with him on numerous occasions. There isn't anyone here at the moment. But when there is he complains. I do try.

Charlie - I do agree with Sabra. It is up to the homeowners. It is only when there is excessive noise.

Sabra - When it is internal, it is up to the homeowners. I'm on a 3 level and now have hardwoods and it is louder.

Hovey - I'm afraid to shower, flush toilets, or use my hair dryer. I am conscious of what I do.

Sabra - We can respond to his email and let him know that we discussed it but it is between the homeowners.

Jan - I'll respond to the email.

NOTE- Responded to email on 6/21/2022.

Hovey - I appreciate being allowed to listen to the meeting.

Mary Beck - We need to discuss sending meeting minutes to unit 52. I'm missing August and September from 2021. Does anyone have them or does Caroline have physical copies?

Caroline - I keep them.

Sabra - I think it would be better to upload to the website. I'll create a placeholder folder on the website.

Charlie - I can scan them in.

Mary Beck - Most will come from Caroline. I'd like to see them, too. We need to keep all of the minutes. He's asking for 6/2021 to current. He wants to know when fertilization stopped.

Sabra - We have a shared drive and I can upload them. It is a project. It would be huge if we have to send them to each person who wants the meeting minutes.

Patrice - Put it on the website and then anyone (owner) can go look.

Mary Beck - Let's start with 6-2021. I have October through December 2021. Jan has January through June of 2022.

Charlie - Caroline can give me June through September 2021 and I'll scan it in.

NOTE: All of the Meeting Minutes from June 2021 to May 2022 have been uploaded to the Hidden Lake Website. Exception: September 2021 Meeting Minutes still needs to be scanned in and uploaded.

Charlie - We can vote to not restart fertilization.

Mary Beck - I want to know if we actually voted for it the first time.

Patrice - I want to apologize to the Board. I sent a voicemail to him and got him upset. I stopped fertilization because we needed to stop spending at that particular time. I'll take the blame if we didn't vote but I needed to stop spending the money.

Mary Beck - We need to talk about 52 calling Knox to come spray outside when it was already being handled, capping the sprinkler heads on community property, planting extra plants on community property that was not on his architectural request and talking to the landscaping personnel. Can we send a reminder that the appropriate way to address issues/concerns with common areas is to contact the board? I think it should be in writing.

Patrice - I have one last thing to report. I want everyone to just listen. Teresa from GA Power gave me an estimate. With new wiring and all the lights/lamp posts needed, it will be \$2550 per month for an operating lease in perpetuity. I'll send the board the email. We'll look at other options.

Mary Beck - Could they give us a quote just for the guardhouse?

Patrice - I'll ask GA Power.

Adjourn - Charlie motion and Wylan seconded it. All agreed. Time 7:40 pm.