

**HIDDEN LAKE HOA MEETING MINUTES**  
**Zoom, Tuesday 11/9/2021**

<b>CALLED TO ORDER:</b>	<b>Patrice Luttrell</b>
<b>MINUTES:</b>	<b>MaryBeck Hercules (Caroline Hall absent)</b>
<b>FINANCIAL REPORT:</b>	<b>Tracie Fitzgerald/Charlie Clippinger</b>
<b>MANAGER'S REPORT:</b>	<b>Willie Rich</b>
<b>OLD BUSINESS:</b>	<b>Patrice Luttrell</b>
<b>NEW BUSINESS:</b>	<b>Patrice Luttrell</b>

**PRESENT:** Patrice Luttrell, Sabra Strickland, Charlie Clippinger, Wylan Affolter, Tracie Fitzgerald, Willie Rich, and MaryBeck Hercules. Caroline Hall – absent.

**Meeting called to order by Patrice at 6:12 via Zoom.**

**MINUTES:** Previous board minutes reviewed with 2 corrections to financials mentioned by Patrice as follows: #36 is no longer “family occupied” and is owned by Josh Babb and #92 is no longer listed as a “non-resident owner”. Charlie made motion to accept and MaryBeck 2<sup>nd</sup>. All agreed.

**FINANCIAL REPORT:** Tracie  
Sent email to court on 11-3 for #66 Fairbanks.  
#86 started paying regular dues plus \$30 every other week to make up for deficit.

Patrice asked if we will ever receive owed dues from foreclosure units. Charlie explained that if the amount received from sale is above what is owed we may get paid. We have a lean on #74. Should we be contacting estates to see if they will pay?

Financial documents reviewed.

Charlie spoke with Willie about turning off the sprinklers.

Jan-Oct is \$17,474 under budget. We were \$78 in the hole at this time last year. Tracie continued to review financial statements.

Charlie: We have not been putting \$\$ in reserves and need to start putting \$ in monthly. The reserves are kept in a money market account separate from the money in checking. Agreed to start putting \$ in reserved monthly starting in Jan.

**Tracie left the meeting at 6:35pm.**

**Willie called into the meeting at 6:34pm**

**AFS cleaned up the rocks behind #95-#97. Informed AFS of sink holes in the area behind/above the wall. Put up caution tape. Notified AFS we would not pay until sink hole issue is resolved.**

**Charlie contacted an arborist. He will charge \$100/hour to assess trees and make recommendations. Patrice suggested scheduling him to come in Jan.**

**#71 main drain issue – Willie called to get 3 estimates per Charlie's request. Valley Plumbing estimated \$8750 to replace pipe, including concrete/asphalt replacement. Chuck's Plumbing indicated he is too busy to do the job and Lovelass Plumbing does not have the manpower to complete this job. Charlie made the motion to approve Valley Plumbing for the job and MaryBeck 2<sup>nd</sup>. All agreed. Willie will contact Valley tomorrow.**

**We will postpone the parking lot striping again due to several large expenses recently.**

**Welding needs to be done: rail behind #89-#90, rail in front of #50, drain grate behind #94, and latch on pool gate : \$2250.**

**Pressure washing and cleaning of the tennis courts was completed.**

**#119 has a roof leak under warranty – called roofer to assess.**

**#89 reported a leak. Willie replaced the soffit, but the "boots" are bad and asked permission to have roofer assess and give estimate when he is here to assess #119. Board agreed. (roof replaced between 2007-2009)**

**#52 James Shytle contacted a concrete contractor and received an estimate to fix curb and put in a handicap ramp for \$600 and he offered to pay full amount.**

**Discussion: Patrice- we need an architectural form detailing what will be done. Charlie said he would research ADA requirements and fill out the form. Willie said that the concrete guy will cut out the portion of sidewalk that gives access to the clogged/broken pipe for only \$50. Rental of a concrete saw would cost more than that, and Willie will lay the pipe and replace the concrete. Board agreed.**

**Kevin works Mon, Tues, and Thursday but can work another day if he needs to be off, or if a holiday is on one of those days... as long as he works 3 days/week.**

**Charlie asked if we were scheduled to have winter rye grass seed put out. Patrice said we stopped the lawn fertilizer for now, and nothing else is scheduled. Willie said he can get 2 bales of hay to put out behind #126-128 to control area that holds moisture, but Charlie requested only seed – no hay. Willie said he will put out seed in areas of need, ie: between #101-#103 and behind #118-#120, and lay hay to hold seed in place and keep birds from eating seed. He will also buy 5 bags of mulch to put around recently planted flowers in front of the guardhouse and in the island with the fountain.**

**Willie left meeting at 7:15pm**

**We need to make a Calling Post message to remind people to turn in their Board biographies. Have not received any.**

**Charlie indicated that his wife would offer to run for the Board and would agree to serve as the secretary. Patrice said that although it would be nice to have her on the board, it would be a conflict of interest to have multiple family members on the Board. Others agreed that we should not have 2 people from the same home voting on the Board. Charlie said he would ask if she would take notes at meetings unofficially as a volunteer.**

**Board agreed to hold the Annual Meeting on Tuesday, December 14 at 6pm. We need to have 33 people present (or represented by Proxy) to make a quorum.**

**Charlie and Wylan will need to “run” for the Board as both are rotating off.**

**Newsletter will need to go out asap, but will need candidate bios.**

**Charlie made a motion to adjourn. Wylan 2<sup>nd</sup>.**