

**HIDDEN LAKE HOMEOWNERS ASSOCIATION  
MONTHLY MEETING  
ZOOM MEETING, Tuesday 03/15/2022**

**CALLED TO ORDER: Patrice Luttrell**

**FINANCIAL REPORT: LaShonda Bryan**

**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, LaShonda Bryan, Willie Rich.**

**Absent: Caroline Hall.**

It was previously announced that James Shytle would join the Zoom meeting to discuss his proposal to landscape the back entrance to units 50 and 51, as well as the side of unit 51 which is a common area.

Patrice: James will not be attending tonight's meeting. He said he will show Patrice pictures and then allow us to review, discuss and decide.  
Review last month's meeting minutes. Are there any changes?

Sabra: **Request to get the meeting minutes electronically.**  
Motion to approve the Meeting Minutes. Sabra and Charlie approve. Minutes pass.

LaShonda Bryan: All of the monthly reports have been completed.  
Unit 42 is Mr Weatherholtz. He is 7 months behind. Tracie gave a late notice last month..  
Lashonda to give another late notice next week/  
Unit 64 is still late and behind on HOA dues. On 7/15/2021 a lien was placed. The property has been purchased by Michael Cook.  
There was discussion between Charlie and LaSonda about how liens work. Lashonda was not sure about magistrate court.

Charlie: I sent an email letting the court know that unit 64 has been late with a total due of \$3095. Charlie will go down to the court tomorrow. It's a \$50 fee to change the amount to \$3995. **Will learn more tomorrow.**

Lashonda: Check on Unit 85 which is purchased by Michael Cook who has paid his HOA (he's current). But the previous estate owner is behind paying dues. On 7/15/2021 a lien was filed on Dashiell. A lien is on the owner but not the property. You have to take them to small claims court. The lien is on the individual but does not stop the purchase of the property.

Charlie: I understood that the lien....after the bank gets their money and any balance remaining is where we would get the money owed to HOA.

Lashonda: The lien is against the individual, not the property.

Patrice: Did we file incorrectly?

Lashonda: No. In this type of case it is against the individual and not the property. This is a common problem. There are other things that can be done such as a civil suit.

**Charlie can check on it.**

Charlie: I thought Mrs Dashiell had filed bankruptcy.

Lashonda: You'll see it again next month on the bottom of the report. You have others with foreclosure and liens.

I have not seen anything from Anderson Estate Unit 86.

Mary Beck: About Weatherholtz, Is there anything other than filing in small claims court? He's the one who had issues with the board. He was saying that he had been asking for things to be done such as a rain diverter (which Willie installed) and concrete fixed and a light fixture. I think he's making a statement that since the HOA isn't fixing those things he won't pay HOA. Is our only course to send to small claims court?

Lashonda: Pass it to Charlie. I can't see it going to collections for the HOA fees. I'm not sure if we can send it to collections.

Mary Beck: I don't want to see this going on for a year.

LaShonda: There are only 2 in foreclosure.

Advanced Payments are listed.

Accounts Receivable is \$33,150, There are 5 large amounts. One has been written off - Dashiell.

Bills paid are listed. The Deluxe check reorder was sent to Lamar's old place.

**The new reorder is to be mailed to Patrice.**

The assessment included in deposits. See report.

We did transfer \$2000 in our Money Market account for January because Tracie missed it. See the cash report for details.

The water analysis was not included in the reporting. **Charlie to email to everyone.**

Sabra: Are there any of the homes in foreclosure on the lake?

LaShonda: Yes, Farera in Unit 50 owes \$515.70 and is going to over \$800. #64 is another unit.

Charlie: We have a mortgage on Unit 74 coming. Should be a new homeowner coming from Atlanta.

Mary Beck: Unit 50 isn't in foreclosure. It could be vacant.

Lashonda: They are both behind in HOA fees for 49 and 50. Both will be going up to over \$800. Tracie had not done a late notice **but I will be sending one.**

Willie: A work order came in from Unit 86. She wants me to trim back the banana tree. Also the French drain needs to be fixed. She's concerned the grate will give way when the landscapers walk over it and they could bring a lawsuit against Hidden Lake. There's a quote for the rail and the gate. I got an estimate from Eric Bowers to weld different things around the property.

The sprinkler system has been turned on. I did some trouble shooting. Some heads are bad and some pipes are busted. I'm not familiar with the electrical and I will need someone to work on that part..

We did get the roof replaced on 116 and 117.

Unit 120 had issues with bats. Knox's bill was over \$750. The Knox guy talked to me about how to use mesh to keep bats out. This will save us money. Charlie bought the mesh. **Willie will install mesh to keep bats out.**

The Insurance inspector came on 3/11/22. He walked around the property and took pictures. Nothing was said to me that shows we are out of compliance. I did not take him to the wall or the rail. He will contact Patrice via email. He asked for the unit sizes but I didn't have that info. He's also asking about incoming HOA fees per month. I referred him to Patrice who will ask the accountant to give that info.

The deck behind 122 and 123 that is over the lake. Charlie brought it to my attention that someone could slip and fall through .It will need railing and mesh. Someone could easily fall in.

Mary Beck: Is the mesh strong enough?

Willie: The mesh with extra boards should hold it. It is metal.

Charlie: Jack Storey had it built without permission. I asked Mary Beck and Jan if it should be there.

MaryBeck: There are a few people who use it.

Sabra: Is it a liability? If someone falls through are we liable? Do we want to keep fixing it and repairing it? Take it to a vote?

Patrice: If Mr Storey was still here he would be responsible to fix it.

Willie: I think it should be torn down but I don't want to get in the water. I don't want to use the kayak. I fell in the water using that boat. There are snapping turtles. We had a tree fall in the lake and I used the kayak.

Mary Beck: **Can we table this? Come back next week with our recommendations.**

Willie: There are more issues with the pool. The plaster is coming out again. Another massive section came out. Major crack from breaking point through the deep end. With pool season upon us, the damage will be more. Big chunks coming out. It could be a liability to the swimmer.

Charlie: We should ride it out.

Mary Beck: **We need to go look at it.**

Willie: We need to get the rail and grates fixed. Unit 89 has a missing rail. **I'm going to call for more estimates.** I had one when I first started.

Mary Beck: I'll go look for it (estimate).

Willie: Back in October, there was an estimate for \$2250+ from Pro Welders Fabrications.

Patrice: We voted to have it done but tabled it because of several issues.

Willie: We had the wall and sewer lines problems.. Big expenses.

Patrice: We agreed to do several things.

Jan: What about now?

Patrice: We need to get the welding done. We have a lot on the plate right now.

Jan: Are we getting it done this month?

Patrice: We have more to discuss to determine if we are going to get the work done.

Willie: Unit 95 had a plumbing issue with backup in the unit. Benjamin Franklin came and the blockage is on our end of the line. It was \$800 for the 1st hour and \$200 for each additional hour. And then handed us the bill for \$1000. I'd like to pass a memo to all Hidden Lake residents to only use Valley Plumbing. I feel that they'll give us a better price. **Please add the Valley Plumbing info in the newsletter.**

Patrice: Did Valley Plumbing come out?

Willie: They came out and it was the main line. He got it unstopped. Benjamin Franklin came and didn't unclog the line. The bill was sent to the HOA email. I don't know how much the charge was.

Patrice: The charge was \$810. All of that together was \$1810 because she first called Benjamin Franklin.

Mary Beck: How can it be the HOA, if the owner called Benjamin Franklin.

Patrice: Because Benjamin Franklin said it is the main line and not the inside line so that is how it comes back to the HOA. The other sewer line problem came down to the outside line and it was charged back to the HOA.

Willie: That's why I recommend Valley Plumbing

Mary Beck: Maybe we can say that if you call Benjamin Franklin, you'll be responsible for the bill?

Patrice: I feel this is highway robbery and they didn't even unclog the line!

Willie: It was after hours. It was 7 pm with an after hour rate and they used the camera.

Patrice: They didn't even unstop it! I'm going to call them and tell them you are banned from coming here!

Willie: We need to notify the homeowners FIRST that they should not use Benjamin Franklin and RotoRooter.

Patrice: The Homeowner can use whoever they want but we won't be responsible unless they use Valley Plumbing. If it is our responsibility, we would prefer Valley Plumbing. Charlie had already said not to use Benjamin Franklin or RotoRooter.

Charlie: We've had poor experiences with Benjamin Franklin or RotoRooter. They have exorbitant fees. We recommend Valley Plumbing.

Willie: Valley Plumbing pulled the toilet up, used a camera, and snaked to get the line unclogged. Benjamin Franklin did not even go into the house!

Patrice: I sent the roofing email. It was \$13,500 for 116 and 117.

I wanted to talk to you all about the 120 bat and rodent situation. I had Knox come in and put up the mesh. He talked to Willie about how to add the mesh to all the units. It was \$750 for unit 120 which is more than was paid for the other unit that had bats. The lake homes are a big concern and get the mesh purchased and installed.

Now about the gate. The entrance gate is recommended to go with ½ hp motor to get a longer life. ½ hp is \$4300 and then 1 hp is \$5000. We should be good with ½ hp motor.

Wylan: **Let me check into that first.**

Patrice: I got other estimates. The other guy gave an estimate and said \$4300. When I asked what the difference was on ½ hp. The guy said it is NOT ½ hp. He quotes \$6500 for ½ hp motor.

Mary Beck: Was he talking about the gate, arm and motor?

Patrice: He needed to go back and review the whole pkg.

I contacted the owner of the unit who hit the gate. The guy said he could repair the gate for \$1400. **The Homeowner will send in a check in April.** She'll get her rental company to squeeze the money from the guy who hit the gate. As soon as we get the check, I'll call the guy to fix the gate.

About AFS... I was supposed to meet with the guy. We went round and round to get a meeting. Willie has shown that **there are big sinkholes.** We are not pleased or comfortable with it. **I don't see us releasing any money to AFS.**

Sabra: I didn't get a chance to hear about the plumbing. Whatever issues she's getting, **I'm having the same issues.** I had been getting Mark to come and clear up. He said the plumbing was old. The new guy said it is deeper into the whole piping system. I'm going to ask the other lady what issues she was having.

Wylan: Has the plumbing been snaked?

Sabra: Yes, but it comes back every 2 months. I had been going with Mark. He'd go to the roof and snake everywhere. I should not be having issues like this. I think the plumbing is collapsing. I'm concerned after hearing about Michelle having issues.

Gayle hasn't said anything about her unit. Every 2 months my downstairs is flooded.

Patrice: Maybe using Valley Plumbing exclusively will give us a break.

Charlie: Let's discuss the pampas grass. The previous pampas grass was killed with poison. I sent out an estimate to everyone. It is low maintenance. If you don't like that, get another estimate of an alternative.

Jan: I'm not a fan of pampas.

Patrice: The plan was to put poison only on the trees in between the pampas grass. But then the pampas died because they sprayed the whole thing.

Jan- I plan to get the estimate for holly bush.

Mary Beck: Instead of doing the hard work of pulling the bad, they sprayed everything and killed it. Someone said they hated it and now it's dead.

Charlie: The plan from James??

Patrice: He wants to send an estimate of the itemized. The side area, he wants to backfill with gravel and cover with grass.

Wylen: Anything James does is really nice.

Patrice: He is to send pictures. It's basically landscaping. Willie's only concern is that the area has water issues. In the winter time it is going to drain in the street and ice up and possibly cause someone to fall.

Mary Beck: He's supposed to write up exactly what he wants to do.

Patrice: I threw Charlie under the bus and told James that Charlie can help with the request form so that it will be on record. He has yet to send the pictures.

Sabra: Will this be a Zoom meeting going forward? Or in person?

Patrice: Since Sabra works with Covid patients it would be better for her.

Charlie: Caroline has not been vaccinated.

Jan: It works better for me because I can type minutes on the laptop.

Sabra: There's another variant so it may be safer. The Zoom meeting is the same every time. The other issue is the clubhouse rental. What I do is, when they want to rent, they can see the opening on the calendar. If it is rented, I block the day. One lady saw that the clubhouse was vacant on the day she wanted and gave the check to LaShonda. That's just an option on how to rent the clubhouse.

Jan: There's a blurb in the newsletter about Calling post. I can help with writing the text messages and emails.

Sabra: You can be given rights to use the calling post and send anything that needs to be sent to the Homeowner.

Patrice: The issue with the text msgs is that the voicemail is usually longer and the text msg can only have so many characters.

Jan: I can help with that.

Jan: How are we going to handle the new decals? Do we register cars?

Mary Beck: Charlie and I talked about this. The suggestion is to give every Homeowner maybe 2 decals.

Charlie: I suggest one. If you need more, you ask for additional.

Mary Beck: Could having cars registered been beneficial in finding out who hit the gate? Anna was the one who would police cars without decals.

Charlie: Sure but who is the keeper of the registered vehicles?

Mary Beck: I guess in a filing cabinet in Willie's office.

Jan: Okay, so I'll amend the newsletter that each homeowner will get 1 decal and if you need more to reach out to who?

Charlie motioned to end the meeting at 7:38. Wylan 2nd. All were in favor of adjourning.