

**HIDDEN LAKE HOMEOWNERS ASSOCIATION
MONTHLY MEETING
ZOOM MEETING, Tuesday 07/26/2022**

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, Mary Beck, Janice, and LaShonda.
Caroline Hall and Willie Rich - Absent.**

Patrice called the meeting to order at 6:06 pm. Are there any corrections to last month's minutes? Charlie - make correction to Peggy Lukker's unit # from 121 to 122. Charlie motioned for meetings to be accepted. Sabra second the motion. None opposed. Minutes are approved.

Lashonda reviewed the bookkeeper's report.

Charlie and Lashonda have been in contact with the Weatherholtzs (unit 42) and provided them with a statement. His wife thought he was paying. Will we need to create a lien? By next report they will be 12 months behind.

Asia Pollard (unit 57) has been paying \$450 each month and committing to her payment arrangements.

Lisa Helms (unit 113) has not responded to my emails.

Corman Estate (unit 64) and Anderson Estate (unit 86) remain the same.

Mary Beck - Are we going to file a small claim or lien?

Charlie - Helms and Pollard were supposed to start paying. Weatherholtz is going to review his bank statement to see if payments were sent. We will wait and see if he comes back. If not, then take him to small claims court.

Two people on the lease for unit 86 are dead. The unit was owned by David Anderson and Linda Guthrie and they are both deceased.

Angie Dudley is there "watching the unit".
Her sister Carol Foley is also involved.
They were sending lawyer contact information. Need to get a lien started.

I thought Lisa Helms was paying \$450.

Lashonda - Lisa Helms has not started paying. I asked Lisa Helms what arrangement she can do and she did not respond. Asia is paying.

Unit 121 Penny Collins - Will she be living there?

Jan - Yes. She will be living in the unit.

Lashonda - I'm not sure about Insky Marcelin (unit 74). That is next to Mrs Kim Omar owned it. Gannett has paid everything. Insky is the owner. He'll be living there.

Charlie - Have they received the owner's packet. Does he know what to pay?

Patrice - Yes. He asked me where he was to pay and I told him to drop by the guardhouse.

Lashonda - Who sent him the new HOA packet?

Charlie and Mary Beck - that's a good question.

Patrice - That's something we need to make a better process.

Mary Beck - That's unit 74? I can do that.

Lashonda - Kennon Property bought from Mr Cook who bought from Ms Dashell. I got the paperwork for the lease from Precious Hitchcock. I added her to the non-resident owners list. I have a copy of the lease.

Charlie - How much is the lease?

Lashonda - \$1500 a month.

Lashonda - I added unit 122 on the for vacant list and added Mrs ward. Her daughter asked for some information. That may have been before her mom passed.

Mary Beck - I called her and everything has been taken care of.

Lashonda - Advanced payments are \$4139.24. A few more paid an extra 3 months.

Mr Cook has not paid the assessment but he asked about his credit and if it could be moved towards his assessment. So his assessment will be counted as paid in full.

In Account Receivables Luttrell (35) is paid. Affolter (62) is investigating why some months get auto paid and some don't. Pollard (57) has committed to \$450 per month. Michelle Richardson (63) (??? I didn't capture the comment jmr) Fairbanks (66) has been paying and paid twice in July. Shaw (92) is paying the previous HOA amount. She started paying the right amount then started paying the previous amount. I've contacted her again to get this fixed. She's shorting her payment. Helms (113) is still \$1996.45 behind. Swift (114) has paid some. I have 2 or 3 checks from them in July which will be reflected in next month's report. I believe they will be caught up.

Patrice - Is this person older?

Lashonda - I need to check on her because she has sent in several checks. (92) Susanna Shaw.

Review water usage. It's a 33 day cycle. Averaging \$1.59 a day.

Charlie - I need to look at this water report. We may need to see if certain units have a water leak.

Lashonda- Recurring bills report total deposit is \$30371.04 and total expenses is \$35525.84 with a difference of -\$5153.80

Cash report. Reserves 72838.91. \$6000 transferred to checking with an ending balance of \$78857. Checking ending balance \$42315.17. Total reserve and checking is \$121172.76
Profit and loss - Jan - June has a net income of \$12511.04

To answer the question from last month about the auto allowance. The auto allowance is \$100 for Maintenance manager and \$100 for the bookkeeper each month.

Is the maintenance manager supposed to continue to get the allowance each month? There is a check for Willie for Patrice to sign.

Will he get the whole amount since he's part time?

Charlie and Patrice - Both believe he should get the whole amount because he makes trips for pool and other maintenance things.

Profit and Loss Report for Jan - June. There's a change of 7508.93 less than the previous year.

P&L Budget vs Actual is \$15,372 over budget because of the charge off from the Dashiell account.

Mary Beck - Last time the report was 78.10. Then 103.60. The last 3 months the cost per unit has been high.

Charlie - I'll have Willie check it.

Lashonda - I sent a list of 28 individuals that have paid a portion or none of the assessment. Mr Cook is using his credit for the \$300 assessment. I cross checked the list twice with what Tracy wrote. There may have been a lump sum without a notation that it is for the assessment. I did not see any. There are several who have not paid anything. Lashonda signed off from the meeting at 6:39 pm.

Sabra - Need to drop off and restart zoom. This meeting will only have 35 mins.

Patrice - We need to focus on the big items. The gate is fine but the mechanism is outdated. The gate company doesn't want to fool with it. The quote is \$15,800. It will be all new because the current system is outdated. There is nothing else they can do.

Mary Beck - They turned it on and it was working. That's all they did. The noise wasn't happening. They saw it worked and left.

Jan - Is there another gate company we can use?

Patrice - They have the monopoly. There's another gate company. When the Phenix City company came, they said they would have to order from the same company. They said the old mechanism isn't worth fooling with. If we get someone different, they will need to order from one of the 2 companies that have the monopoly.

Mary Beck- Let it run until it doesn't work anymore. But when it dies, people will be asking when the gate will be fixed.

Wylan - Maybe I can call the manufacturer and ask who they have in Columbus that can work on it.

Patrice - I believe it will come back to those 2 companies. We need to decide. It's not only the motor. We need to get the entire system replaced. At first, they quoted \$6000 then realized it is a commercial gate and not residential. We need to decide. Get a new gate system and pay AFS.

Wylan - it's a lot...

MB - We need to look at it all. Gate, roofs, pool, a/c.

Patrice - The pool can wait. The roofs have been patched. Should we ask for a vote from the Homeowners? I think the gate would be first because some people don't use the pool or clubhouse.

Jan - if we choose the gate, how long would it take to get it installed?

Patrice - I'm not sure. We have to pay AFS.

MB - How are we going to pay AFS. I think we owe \$20,000.

Charlie - Looking at our numbers. Dagmar said we need to keep a balance of \$25,000 in checking. We have \$17,000 above the \$25,000. We could pay AFS \$17,000 one month and rest the next month.

Mary Beck - There are 27 owners who have not paid their full assessments dues. 20 have paid \$0 and 7 have paid \$50-200. If we can get the 20 owners to pay, that's \$6000. If we can get the assessments back, that will be 6000 plus.

Jan - Could we pay $\frac{1}{2}$ one month and $\frac{1}{2}$ the next?

Charlie - Can we make a motion to vote.

Patrice - So pay \$10,000 or half for August and the balance in September.

MB - Can we get an invoice for the exact amount?

Charlie - Did we get the engineer sketches in the mail? Lashonda may have received it.

Patrice - I'll call them. I believe it is Brad. I'll ask about the engineer sketches.

Patrice makes a motion to pay AFS. Charlie 2nds. All were in favor.

Patrice - Now about the gate.

Charlie - I'd like to investigate more about the gate. The guy gave a quote of \$6000 and now it's \$16000?

Patrice - No, not exactly. I was in their office and asked for a quote and it was \$6000. But the guy did not quote for a commercial gate.

Charlie - is it for both gates?

Patrice- Yes. It is for both gates.

Charlie - Maybe use it until it dies.

Patrice - If it dies, and it gets fixed then we're throwing money into a money pit. They won't put much effort into fixing it because it is old.

Wylan - I just called Door King in California and I left my phone #. I wanted to ask who they deal with. It is a Door King motor and it's \$1800. I'm not sure what they are talking about replacing. Is it a pulley and motor? Is that all that is needed?

Mary Beck - A guy came out 6 months ago and replaced everything and changed the way the arm attached to the gate and where the motor is. The keypad and sensor are new. There are a number of things such as the way the arm attaches to the gate. The metal plate that attaches to the gate, the hole is reamed out. Every time the gate opens and closes, the hole get bigger. Willie talked about getting a new plate by a metal worker and so it may last longer. I like to fix things and make things last before replacing them.

Patrice - I may be able to call the guy back. He was going to replace everything. I thought we needed a ½ hp motor.

Wylan - We have that now. It's a ½ hp motor.

Patrice - Then we need a whole hp. We've burned out a few motors.

Charlie - I'll ask a friend to see if there are any other ideas. I'll ask if he knows another company who can replace the gate.

Patrice - I don't want to drag this out. If you know someone that can take a look at the gate, then talk to them. I want to be proactive and not reactive.

Wylan - We need to look at it further.

Mary Beck - We need another quote.

Patrice - Do you want to call the company that James used.

Charlie - Who did James contact?

Patrice - I think Integrated Systems. I don't want to keep fooling around with this gate. I don't want it to break down and then start scrambling around to get it replaced. Do the investigation now.

Jan- Who is doing what? Charlie can call his friend to find a company to replace everything. Wylan will call to see who does business in this area. Will the gate openers work?

Mary Beck - The company is saying the remotes are on the old system. Next item is the clubhouse a/c.

Patrice - Let's work on getting the gate situation resolved.

Sabra - We come back by next month and discuss the findings about the a/c at our next meeting.

Charlie - The \$1300 quote which is about the condenser. We have the \$16000 quote.

Mary Beck - The \$16000 quote is a better option. Air Force One is the way we want to go but we want to wait until after the gate.

Patrice - More people use the gate and would want that fixed over the a/c. Next meeting come back with info about the gate.

Charlie - Then next meeting we discuss the a/c

Jan - we need to discuss TSG.

Charlie - I sent out an email and only 1 person responded. Mary Beck

Jan - I responded too.

Charlie - Everyone, look at my email and then we can discuss at the next meeting.

Jan - Why can't we send the info to TSG now and set up a meeting with them.

Charlie - Look at the email. And then I can mail it to them

Mb. - Why don't you send it electronically?

Zoom meeting ended 7:20 pm.