

**HIDDEN LAKE HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
Clubhouse, Tuesday 12/14/2021**

CALLED TO ORDER: Patrice Luttrell

FINANCIAL REPORT: Tracie Fitzgerald

ELECTION OF OFFICERS: Patrice Luttrell

MANAGER'S REPORT: Willie Rich

ADJOURN

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

Meeting called to order by Patrice Luttrell at 6:10pm

Financial report – Tracie Fitzgerald : Reviewed Profit/Loss Budget vs Actual 2020. Noted we were \$24,400 over budget mostly due to landscaping. Utilities were over by \$12,000 and over budget for “Grounds” due to tree/stump removal.

#102 asked when we hired landscapers. Specific dates not known, but first landscaper was likely hired in March 2020 and Bridges possibly in August.

#71 asked why foreclosures aren't in the loss section. Charlie explained that it wasn't monitored before but is in the budget for 2022. The only way we receive money from foreclosed units is if any money is left over after taxes and mortgage is paid.

Tracie continued: We were under budget for 2021. Only issue with next year's budget is cable went up 8% and we anticipate another 5% increase. Also, insurance increased ~7.5%.

Gwen Guest asked why there was no HOA increase if the cable and insurance went up. Patrice indicated that this topic will be discussed later. Charlie indicated that the contract started in 2017 and we currently pay \$41/mo for each unit.

James Shytle #52 questioned where the expense for the wall is listed and exactly how much the wall cost. Patrice explained why we haven't paid the balance yet.

Patrice reported paying Knox \$9,000 for the termite treatment and explained some of the issues with Knox, including the cut power lines at unit #80 and the incomplete job. HL did not pay for pest control for several months until Knox finally came back to finish the termite job.

Jo Smart #94 reported that the letter sent out says that #93-94 were affected by the wall work, but #91-92 are also affected.

Manager's Report – Willie Rich: AFS agreed to give agreement in writing to guarantee work on the wall and the area above. Valley Plumbing here tomorrow to fix pipes/plumbing at #71. Notes sent to #69-72 and #76-79 asking them to be patient and use other parking area while work is being completed. Janice Riedel #120 asked what would be done and Willie explained that the main line will be replaced due to deteriorating pipes and roots in the line, which will involve cutting concrete.

Willie: the parking cable on the 4 wheeler broke and he has called Performance and Ray's Golf Carts for estimates. Ray's can do after holiday for ~\$150-200. Has been unable to reach the man that repaired originally.

Other projects completed: replaced French drain on Skyline, repaired some sprinklers, pressure washed/cleaned tennis courts, winterized faucets, etc. Someone asked if we could paint pickle-ball lines on the tennis courts – Board will discuss. Symantha Cook #41 asked if the tennis court lights have been fixed. Willie indicated that he needs a voltage meter to check the power supply first and Brenda#91 offered to loan one. She has been working in maintenance for 35 years and deals with plumbing contractors and other contractors and offered help as needed.

Someone else asked to increase lighting. Patrice explained that many other unexpected issues have delayed plans/projects and is trying to stay in budget, but improving lighting is definitely on the list of desires for HL.

Elections: Patrice asked for nominations from the floor. No nominations made. Ballots were collected and counted. There was a quorum.

Wylan Affolter, Charlie Clippinger and Janice Riedel were elected for the 2022-2024 term.

Meeting adjourned.

Board met briefly following the Annual meeting. Board all agreed for Patrice Luttrell to stay President, and Sabra Strickland to remain VP. Caroline Hall agreed to stay on the board if someone else would take over the secretary position. Janice Riedel volunteered to serve and the Board agreed.

Next meeting scheduled for Tuesday, January 11, 2022 at 6:00pm.

Meeting adjourned.