

**HIDDEN LAKE HOMEOWNERS ASSOCIATION
MONTHLY MEETING
ZOOM MEETING, Thursday 05/10/2022**

CALLED TO ORDER: Patrice Luttrell

FINANCIAL REPORT: LaShonda Bryan

MANAGER'S REPORT: Willie Rich

OLD BUSINESS: Patrice Luttrell

NEW BUSINESS: Patrice Luttrell

Present: Patrice, Sabra, Charlie, Caroline, MaryBeck, Janice, Willie, and LaShonda.

Absent: Wylan, Caroline

Patrice: Meeting called to order at 6:04 p.m. on May 10, 2022.

Meeting Minutes reviewed. Charlie motioned. Mary Beck accepted. Minutes approved.

LaShonda - Reviewed bk report for April 2022

Tammie W. did not know the HOA fees have not been paid. She's been sick. She thought her husband was paying.

#49 and #50 Ferrara is stationed in Alaska. Charlie got back with him. To date, he has not paid. Mr Fairbanks has paid in full.

Jan - Bill pay is an option. It was detailed in our last newsletter.

Charlie - I talked to him about setting up automatic withdrawal.

LaShonda - Asia Pollard has been working through issues. I've sent her a notice. NO payments yet. Ace Holmes I've sent him an invoice.

Charlie - 2 realtors contacted about purchasing unit 74. Asking for more info. 74 and 85 are for sale.

LaShonda - I cannot get in touch with Lisa Helms. Phone # and email is not working.

LaShonda - Corman has a lien.

Charlie - No one has assumed responsibility.

Charlie - The Anderson estate has nothing in

Mary Beck - question - Is this unit 86, the one who was supposed to pay \$30 a month extra? We were talking to someone who is familiar with our HOA rules and was on the board in years past. They said once they're 2 months behind they would file a lien on their condo. Then they cannot do anything with the condo until they pay it.

LaShonda - The lien is about \$50.

Charlie - If there's a lien, there's a possibility that when the mortgage gets paid and is less than owned then we won't get the money owed to Hidden Lake.

Patrice - Lashonda had said it may be easier to get a small claim court filed.

Lashonda - Putting a lien on the property can do nothing.

Mary Beck- I thought that we may not get something from the estate but if we put a lien on the property then when it sells we'll get what is owed before they get their money. We need to get across to the homeowner that they need to pay.

Charlie - If we file the lien, then LaShonda will tag on any fees to the Homeowner's bill.

Lashonda - I thought 85 was to be rented. Mr Weaver's daughter is interested in purchasing.

Patrice - They told me that he was buying it and to rent it to his daughter.

LaShonda - He wanted to have the meeting notes and wanted to know if there was a reserve. HOA fees. Mr Weaver was to call Charlie.

Patrice - His agent called about getting last month's notes. She asked what stage the sale was before giving financials or other information. When he first called, he asked if he could rent. I've been asked by agents if this could be used as airbnb. He said his daughter will be renting.

Mary Beck - Is Mr Weaver buying from Mr Cook (Sammie Cook's father)? Deshield owed over \$10,000. Mr. Cook bought it as is and didn't have to pay because more money was owed.

Charlie - Mike cook bought a unit next to me. He flipped it.

Lashonda - OK. I'm adding unit 85 on our list as for sale. I'll add unit 42.

Patrice - And add 31. It is listed.

Lashonda - The Weatherholtz still have not paid outstanding HOA dues. I'll talk to her first then we can make a small claim. Also Lisa Helms, we can take to small claims.

Mary Beck - If everyone paid, then that could help pay for the pool.

LaShonda - March 22 report - See water usage report to see the cost per unit per day and the average.

Jan - units 126-128 use a lot of water.

Charlie - Yes and units 110-113 is up. The Clubhouse is a lot but has gone down. Units 126-128 moves around from month to month.

Willie, can check 110-113 and 126-128? Can we do that? Can we monitor the usage somehow to see if there's a leak?

Willie - It will be hard to monitor that way. We would need to monitor the pressure with a gauge. If the pressure drops, we couldn't really tell while someone was living there.

Mary Beck - Can we turn everything off and then we monitor it?

Willie - We could check it that way but it won't be accurate. I've personally had issues with the utility companies because they're going by average. One year, I had my family with me and then next year it was just me and they were charging me by the average and not actual usage. I think the utility co is manipulating the average.

Patrice - They're not reading them. The new meters are digital.

Willie - They're manipulating the average.

Mary Beck - The usage days jumps, too

Charlie - 110-113 jumps around month to month. It's a big change.

LaShonda - You're right Mary Beck. The days jump from 28 day to 35. The sprinklers had been \$26 - \$28.

Lashonda - We're up to \$1000 a month in reserves. New ending balance \$76,000 in the RESERVES acct.

Review of cash report. I reviewed the transaction report in my summary.

Profit and loss - Total net income is \$1991. There was a big increase due to the new roof.

Look at the last report which is YTD. It will get bigger in number of pages as we go through the year. My suggestion is to print the quarter report and the bottom line.

Board - We're ok with the quarter and bottom line..

Charlie - We need to notify people on assessments not paid. Would you send me units that haven't paid assessments?

LaShonda. I got a lot of assessment checks in the mailbox. I'll put the list together. We need the assessment to be paid in full. If there's anything else you need, let me know.

LaShonda signed off at 6:43 pm.

Willie - The pool plaster has gotten worse. The hole has gotten as big as a car tire. The crack has stretched to both sides of the pool. Charlie asked us to try to look for ways to cut sewage costs. We are now to use the same faucet as the one used by HO's to wash their car.

A pool will pump water from the ground. The pool has raised up ½ inch.

Mary Beck - The pool has been without water each year except last year. Not having water in the pool will cause it to raise up and cause cracks.

Willie - I asked Aquarius Pool about what it would take? Maybe \$30,000. A pool our size would take \$60k-\$70k. She said they are so backed up that they can't come give us quotes until January. Is it feasible to keep it open? If we're not using chemicals and adding water, we could save money. Is there a liability? Expenses will only go up. I would say close it. Water keeps fluctuating. We were handed this and we'll need to notify the homeowners. There have been so many patches. Many things need to be fixed. Do we close the pool for a season?

Mary Beck - They spent over \$10K on the pool last year and it is bad again..

Willie - About the Clubhouse A/C, Energy Savers gave a quote. I called another company Indoor/Outdoor Solutions for another quote. They'll give us a quote for a new unit. This estimate is free. If they have to troubleshoot, there will be a fee.

Charlie - Did Energy Savers give a quote to fix?

Willie - They did give us a quote. They installed a new breaker. It still isn't running. The unit is empty of freon. They can trace the leak and fix it. They can't say if another leak will occur.

Mary Beck - Last year, the same thing happened. They added a dye in the system to determine where the leak was occurring.

Willie - I have mtg at 10 am with Indoor/Outdoor Solutions. Climate Control was called but I never heard back from them.

Patrice - Willie contacted Air Force One but he didn't come out today. The number kept going to Energy Savers.

Mary Beck - I'll call Air Force One tomorrow. I have the #. Earlier today, I was in a meeting and could not get to the call from Air Force One. I got a voicemail. Then the lady from Air Force One called. She said she wanted to confirm and asked if there would be a card or check available when they got here. I left a voicemail and said Willie will be waiting and has the credit card and can sign. I gave them Willie's number. We're just having the put freon?

Patrice - We're asking them to look at it or trouble shoot. Energy Savers told Willie that it will be \$1200-\$1300, plus the breaker which was \$1300, and fix the leak. We're talking about 4600 right now. And we don't know if this will fix the issue.

Willie - He can't guarantee that later on that another leak won't occur.

Mary Beck - We did this last year.

Patrice - Last year was \$2000-\$3000.

Mary Beck - I thought it was \$800.

Patrice - But the freon is higher now. Air Force One or whoever comes out and fixes the leak and puts freon in...it may not be \$6000 because Energy Savers already put the new breaker.

Mary Beck - They won't know there's a leak...we'll put in the freon...if it quits working again we'll call them back.

Charlie - How much for a new one.

Patrice - I'll send the quote to everyone. \$33,600 for everything. And he said that we'll be getting quotes from other companies. The asbestos that will need to be removed is part of the \$33,600. Another company may not have an asbestos remediator.

Charlie - Is it a Lennox brand?

Patrice - I don't know.

Willie - It may change because the current unit is a gas unit. Heat pump is what he recommended.

Mary Beck - \$33,600 is to replace heating and a/c?

Willie - It is one complete unit. The new one will replace the outside and inside unit.

Patrice - Jan, there is an email from Jeremy Shaw with the estimate. Please send it to the board (Jan emailed to the board members on 5/14/22 @ 9:40 pm).. Not sure if there is a complete breakdown. This from Energy Savers.

Willie- Are there any more questions on A/C? No. I met with AFS, Mr Brad, from the Production Mgt Dept. We're on schedule every month to check on the sinkholes. We check the 2nd Monday of every month. I have to be present and report to the board that they are here. He doesn't have a problem and that there is a warranty but that they won't warranty until there is a payment in full. I believe they gave us something in writing that they'll warranty the sinkhole.

The parking stripes are 95% done. They will need to paint the rest Wednesday and black out the visitor and fix 1 or 2 #s. Welding 95% done. Pool lock welding done. Grates done. Rail section behind unit 89 is done. Only the rail in front of unit 50 is left to do. Hoping by the end of next week to get the rails done inhouse.

Unit 92, she has a roof leak. When I first got back this time, she has a water stain on the ceiling. I can't see on the roof where there is a problem. No signs. I sprayed with Kilz last month. Now it is bigger and running down the ceiling and wall. I haven't been able to get with her while she's been here. The roof hasn't been replaced. It is time to replace.

Patrice - How many roof leaks are waiting? How many are in bad shape?

Willie - Building 103-109 roof is bad and hasn't been replaced. Unit 92 roof is bad. I have work orders from when I got back about roof leaks. I think the one we replaced was on the replace list.

Patrice - Are there 4 or 5 buildings that are in bad shape?

Willie - I know those 2 buildings are bad. We have other buildings that have been replaced but not sure if it is under warranty. I can provide a list of buildings in bad shape and roofs with leaks.

Patrice - Provide the list. That would be good.

Mary Beck - Is 99 still leaking?

Willie - I haven't heard back from them. I haven't run the washing machine. The daughter was talking about a spot. Is the leak coming from the pipe coming from the washing machine? Her grandson may need to call the insurance co. I was able to move over the drop ceiling but everything was dry. I asked Wylan to verify that it was dry. This may need to be an insurance claim.

Mary Beck - Patrice asked me to contact Jose about the contracts. Jose said all the files are in the manilla folder on the desk or in the drawer. But he said that you can reach out to Anchor Roofing and talk with Joey Knight.

Willie - I have the info for Anchor. I only have the info of which roof was replaced, how much, and which one is ready for a new roof.

Patrice - We're looking for the contracts with how much decking was replaced, etc.

Charlie - We have the computer up and running. Do you mean the folder on the desktop?

Mary Beck - my notes say a manilla file on the desk or drawer.

Willie - I'm not sure if there were contracts. I don't see them NOT having a contract.

Mary Beck - Do you have the new guy that did my roof? My roof is leaking. I wonder if James has the contracts. I'll ask him.

Willie - I know who you are talking about. I don't see any contracts on the new roof. We need those contacts on file for at least 7 years in case Hidden Lake gets audited.

Jan told me that 126 had a roof leak. Her son said it was going on before it was re-roofed. The son said it was an old complaint.

Repairs for sprinklers done. Sprinklers come on at 1 am which was how it was set before. 20 mins per zone. We did all repairs to the sprinkler system...there's a possibility of the sprinkler to runthrough the summer.

Charlie - Did you test the spray pattern?

Willie - Yes. If you see something not right, let me know and I'll fix it. I have one zone not coming on behind Patrice's building. No water in the back field in the natural area. All the rest of the zones behind Sammie and James are working. I can hear the water coming through but it's not coming out. If an electrical problem occurs, I will need to call for help, but can observe them. I can fix the plumbing but will need help with wiring to zone boxes. If anyone is up at 1 am, check the sprinklers that they're on. There are 3 sections. Comes on zone by one. 20 mins per zone. Let me know if we are to close the pool. We need to either send a notice or add it to the newsletter. I'd like to give them a notice.

Patrice - If you need to call them out to fix, let me know.

Mary Beck - I don't know about closing the pool for the summer!

Willie - Everyone should go look at it and see the issues. I can drain it and chain it. Save \$ on the chemicals and water.

Charlie - Should we send a notice to tell them no swimming but keep the area open?

Willie and Mary Beck - They'll still get in the water.

Charlie - The water costs aren't that much.

Willie - The issue is the leak/crack. Willie left the meeting at 7:30 pm.

Patrice - Charlie please check this out. I have been getting so many calls from real estate agents. They want to know if the place can be rented or airbnb. I've told them it is frowned upon to use it as a rental. I called the Columbus Board of Realtors. I spoke with Laura Edwards. I'll give you her contact info. Agents have left signs behind in my unit. Laura said we can draft a letter that you cannot rent as an airbnb. We need to list our dos and don'ts and she'll pass the letters to the brokers that way the phone calls will stop or slow down. It can be 2-3 pages explaining all about HL. Draft a letter of HL rules and pass it on to the agents so they know our guidelines.

Charlie - An airbnb is new and we need to add to our rules...it has to be passed before we can send it to the Columbus Board of Realtors. We need to come up with a fine system with prices and point out our rights.

Patrice - You're right. A real estate agent who wanted the bylaws and was bold to say "you can't stop my client from having an airbnb".

The pool - open or close? It has to be fixed. It can't be patched. Trying to decide are we going to ask Aquarius Pools to come out? Do we need to get put on a list to get an estimate? Willie is to find that info out. We need to prioritize. We have the clubhouse A/C, pool, and roofs that need to be fixed or replaced.

AFS is on our plate now.

Charlie - On AFS, is there a negotiation that they did not do the work as agreed?

Patrice - They said that what they did was more expensive than what they originally were going to do.

Charlie - I think they should document what they did.

Patrice - I didn't want to move forward with the wall.. Sammie signed the contract and once it was signed, we couldn't get out of it.

Charlie - They didn't do what was in the contract. Write down what was done.

Patrice - Now there is an office in Columbus. AFS has been trying to contact me, but he has not. I don't mind talking to him. I feel like it was way too much money for what they did. We're not sure if what they did was better. We still owe \$20,000.

Mary Becl - John Allen was his name. If we keep holding out from paying, maybe we should contact a lawyer to find out what our course of action should be.

Patrice - I talked to the guy from AFS that we may need to seek legal advice. Back then they were going to dig without calling first. Willie had to stop them. They didn't have an engineer to inspect the work. Now they're sending Mr Brad to talk and collect. I don't want to take out a loan. Is there enough money? Lashonda said we could pay \$7K - \$8K a month. We need to keep \$5K in checking.

Charlie - We need to keep \$15k in the checking. Dagmar said to keep \$25k.

Patrice - Charlie, get with lashonda and advise her of the amount we need to keep in checking and that we can't go below \$15k. How much each month do we have \$6k-\$7k to pay.

Charlie - We don't have that money based on the budget. We may have \$10k **for the year**.

Mary Beck - If you look at the financials, we are about \$1k each month in the black.

Patrice - Do we have extra money to pay without taking out a loan?

Mary Beck - \$6000 is less than \$33,000 for the A/C.

Patrice - We need to prioritize. We need to fix the roofs now. We need to move on to the pool. I think we should close the pool.

Charlie - Is there anything we can do with the pool?

Jan - My vote is to close the pool.

Patrice - Everyone needs to look at the pool and decide in a couple of days to open or close it.

Mary Beck - Why can't we have any pool company to look at the pool?

Patrice - We can call another pool company just to look at it. Willie has already contacted Aquarius. The guy did come out not too long ago.

Mary Beck - Willie talked to the guy at Aquarius while he was there buying pool chemicals.

Mary Beck - We need to call 2 or 3 other pool companies. I can meet them. My time is flexible.

Patrice - I'll talk to AFS. We'll Cross the pool decision when we get there. We need to do Roofs and A/C.

Mary Beck - Can't we get patches to roofs like before?

Patrice - I contacted one of the roofers about patching. And he said he'll give us a break.

Mary Beck - I contacted James, to see if he has any of the contracts. He didn't have the contracts.

Jan - I thought Nancy had the contracts.

Patrice - Nancy told me that she didn't have the contracts.

Jan - I'll check gmail folders and google folders.

Mary Beck - Patch roofs when we can.

Patrice - Charlie Short gave me the roofers # who did the roof of his church. I'll reach out to a couple of roofers for an estimate of patching. I'll try to get 3 pool companies to look at the pool.

Mary Beck - Worst thing you can do is drain the pool..that's when the pool raises. That's been a problem over the last 10 years when they would drain for the winter.

Jan - Have we considered a management company?

Patrice - I don't see how we can hire a company if we have these issues.

Mary Beck - I think the biggest expense is the landscaping company.

Patrice - I will say this that I mentioned to Willie once. I talked with Brandon that I'm unsatisfied with the landscaping. You've had the contract for over a year but you need to tell them what needs to be done. They missed the dog park. They missed cutting the back areas. Once the summer ends, we should be able to drop them coming every week. Another aspect is to use Kevin BUT we only have one blower and other equipment left when previous workers left. We need to invest in equipment.

Mary Beck - Like the striping job, our guys in the past painted and that equipment is no longer here. Where are we going to save money? Our money is with salary and landscaping.

Patrice - Yesterday, the guy wanted to keep going because he was on a roll. I told Willie that the guy could stay until 6 and then leave. I didn't think Willie needed to be here until 6. The guy had to skip around because some cars didn't move their cars as instructed. Today, he said he'd be done by 4:30 but I didn't think he would be done. He didn't finish today..

Jan - Willie and I talked and he's going to have the company roll all visitor spots black..

Mary Beck - Back when the stripes were painted it was agreed that all visitor spots were blacked out because not every unit has a visitor spot.

Patrice - No decision until we all look at the pool and have 3 companies come out this week to tell us.

AFS, I'll meet with the guy and let him know that they did not follow the original contract - Charlie do you want to talk with them too?

Meeting adjourned at 8:30 pm