

**HIDDEN LAKE HOMEOWNERS ASSOCIATION
MONTHLY MEETING
ZOOM MEETING, Tuesday 01/11/2022**

CALLED TO ORDER: Patrice Luttrell

FINANCIAL REPORT: Tracie Fitzgerald

ELECTION OF OFFICERS: Patrice Luttrell

MANAGER'S REPORT: Willie Rich

Present: Patrice Luttrell, Sabra Strickland, Charlie Clippinger, Wylan Affolter, MaryBeck Hercules, Janice Riedel, Tracie Fitzgerald, Willie Rich.

Absent: Caroline Hall

Meeting called to order by Patrice Luttrell at 6:06 pm

Charlie made a motion to accept the Annual Meeting minutes. Wylan seconded it.

Financial report –

Tracie Fitzgerald: Unit 42 (Weatherholtz) has been added to the list of unpaid HOA dues. The occupant was given a notice that she has been added to the delinquent HOA Dues list. Also gave out 6 late notices today (01/11/22) to the same people.

Charlie: Has a lien been sent?

Tracie: No, but the next step is a lien.

Charlie: We should take him to small claims court. Dagmar said there was communication with the court but it stopped.

Tracie: In regards to non-owners: Unit 70 (beginning this month) Trina Ellison is gone. New tenants this month. Got a lease agreement. There will be 4 or 5 people living there. Advanced to payment. Can we get a list of neighbors living next to Patrice? Owner is Josh Babbs.

Patrice: I'll talk to them.

Tracie: Hovey added to list (Unit 71).

There has been a 6% increase to Charter. Charter started May 2017. The contract says they can increase every year. They've increased 3 times in 2021 (May, June, August). \$4667.64 is the new amount which is up \$260. This is a 6.6% increase from \$4407.

Patrice: Could someone print the contract?

Charlie: I'll ask Tracie via email to print the 3 or 4 contracts on file and show Patrice.

Patrice: We all need to read the contracts. We signed a 10 year contract. How can they keep increasing? I don't like to get into contracts.

Mary Beck: Whomever negotiated the contract with the sales person... the sales person said there would be no increase but the contract states they can increase every year.

Sabra: Is it 5% annually or what? How often? Are they in violation? Read the contract and respond via email or at the next meeting. Sabra requested to move on.

Tracie: The Cash Report shows that there are more deposits. The balance is \$7000 higher than the beginning balance. In regards to the water report, we have missing bills but no drafts. The automatic draft only shows what was billed. Units 110-113 are missing. Need to make sure they get caught up.

Profit and Loss is favorable. At the end of year we had \$15,000 more income than expenses.

Charlie: No reserves?

Tracie: Profit and Loss compared to last year is \$24,766 which is favorable compared to prior year due increase of HOA dues.

Charlie: \$19,000 plumbing equals \$9,000 to Valley Plumbing, Unit 50 had about \$4000, Road Runner, they fixed the sprinkler system and fixed pressure valves. That was about \$1,000 per month.

Sabra: We weren't privy to all that was spent. Tracie can dig up some of those receipts.

Tracie: The Budget versus Actual - There's \$10,000 less than what was budgeted but does not include those not paying HOA dues and those that are in foreclosure. \$25,000 less expenses. Net income of \$15,481.

Tracie left at 6:30.

Willie Rich joined at 6:35 PM to present the Maintenance Manager's Report.

Willie: I checked the wall. The holes are coming back in some places. Tennis court lights are now working. I'm trying to find the best way to replace the bulbs. It's possible to lower the lights down by rope but I do not want to take the chance. There are 4 bulbs out. Edward has offered to train me and Kevin. The pampas grass was dead so everything was removed. We're getting the ground prepped. I suggest a low maintenance shrub or whatever the board decides. Concerning the debris in the woods, Valley Plumbing used their tractor to push the debris further back into the woods. I speak highly about Valley Plumbing. Mr. Martin in Unit 76 has a leaking roof. It is leaking near a light fixture and it's because of the flashing. The quote is \$1180. I'm trying to reach the roofer who installed the roof. Patrice called Jose. I don't think it's the same roofer that James got. I'm not sure who it is. We need to find the invoice to see if the roof is under warranty and to see if the flashing is part of the original roof replacement.

Charlie: I motion to get it fixed now.

Willie: I went inside the unit but couldn't find the leak. James' roofer found the leak. I'm going to try to get more quotes to fix the flashing against the firewall to prevent further damage.

MaryBeck: Did unit 82 have a leak?

Willie: The boots are bad. The bad wood has been replaced.

MaryBeck: Ask them how much to replace the boots. Also, my roof is still leaking. Unit 119.

Willie: I'll call the roofer. The one story condos and the clubhouse have gas meters (114-125).

The brake cable on the 4-wheeler needs to be fixed. I've reached out to Billy Gazaway but he has not responded.

Jan: Billy has had covid.

Willie: The brake cable needs to be fixed. All other issues are the same and they're on the back burner.

Patrice: In regards to the wall, AFS told Willie he was going to send an addendum because of the sinkholes to ensure it will be taken care of. They have not sent the addendum. Hidden Lake has not paid, yet.

Charlie: They didn't do what the contract said.

Patrice: They won't give a warranty? We'll wait until the end of January to see if they send in the addendum.

MaryBeck: Call to get them to fill in the holes.

Patrice: Brendan from lawncare was texting me about getting paid. We always pay on time but they've been texting asking where the check is. They had heard we weren't paying bills because we didn't have money. I spoke to their bookkeeper, Hannah, to assure them that we can pay and will pay. We'll pay by check and not credit card. This takes time to get 2 signatures on the check. She was thankful for the explanation. We will pay by the 10th.

There's no new business.

We need to get caught up. See what has been paid and what needs to be paid before venturing on to new projects. We postponed projects last month.

Charlie: Are Willie and Kevin tied up? Can they do the line stripping?

Patrice: It would take longer for Willie and Kevin to do it. They don't have the equipment. They'd have to do it in multiple stages. The business who does the line striping has everything and can do it in a shorter amount of time.

Charlie: The new clings with the Hidden Lake logo for the parking stickers...I talked to Nancy. She had the invoice from 2017. It was \$255 for 250 for Vista Craft from 3 years ago. It could be closer to \$500. I will order soon.

HOA Board: APPROVED.

Charlie: Do we need to get more people to go to the bank to introduce themselves to the bank?

Patrice: Sabra is VP and Charlie is treasurer and both can go down and get their signatures added as signees. Patrice and Wylan are already signees. Need to send a letter that Tracie is the new bookkeeper. Go ahead and make an appointment to meet at the bank.

Charlie: I reached out to Scott Jones who is an arborist. He said he could come on Tuesday, Wednesday, Thursday at 4:30. Then he left a message that he could not come tonight. I sent a text message.

Patrice: I need to fix the clean out caps. Need to finish that project. Unit 71 - where they park at the garbage corral, the bait box has been torn up. Large rodent problem?? We don't want a problem. Is it a sewer rat?

MaryBeck: AllStar said the bait boxes that when you open it, you can tell what animal has been eating at it.

Patrice: The pest control guy isn't experienced enough to help so we need a manager to come look. We have 3 boxes. Unit 71 said that she had seen a mouse or rat at the back door.

Charlie: What about Brenda coming on board?

Patrice: I'm going to talk to her about helping. Adrian Is interested in joining the HOA board. Maybe invite them to come to the next meeting to see what it is like.

MaryBeck - Add to the list - blow off and squeegee the tennis court so that we don't end up with spots that need to be cleaned. Blow the leaves off from the guard house to the clubhouse on Monday and Tuesday.

Patrice: About all the leaves at the gate and on the dog walk... Why don't they pick up or mulch? I'll talk to Brandon about the best approach.

MaryBeck: Moss is growing on the drive coming in.

Need to get the leaves and straw off of the roofs.

Jan: I'll send Chuck Golden's phone number to Charlie.

Meeting adjourned: 7:35 pm

Next meeting: Tuesday 2/8/2022