

## **Hidden Point Homeowners Association Board of Directors November Meeting:**

Minutes of the Meeting.

**Date:** 11/10/25

**Location:** 110 Hidden Way Court

**Start Time:** 6:43

**B.O.D. Attending:** David Moore, Dr. Ron Zellem, Frank Chapman, Kirk Smith, Sonja Kelly, Duane Clark, Gary O'Brien.

**Finance:** David Moore in lieu of Doug Couvillion reporting. David reports that we have a \$25,000.00 C.D. in the bank. The bank account has \$51,000.00 to date. Probable dues increases are limited to CPI, estimated at this time: 2.9%. Also falling under the subject of finance is the payoff of repair work for the leveling of the subdivision brick wall. B.O.D. would pay off loan for repairs work to contractors in February of 2026 to avoid interest penalties.

**Landscaping:** David Moore reports that he has been in communications with the Landscaping Contractor concerning 2026 and possible changes to the contract. This contract runs from 1/1 thru 12/31. A small increase in services (pricing) is all that they see for next year. It was mentioned that a tree close to the subdivision brick wall on the park side needs to be removed. Our contract shows (5) leaf removal timeframes. As of this date, one service of leaf's has been completed

**Repairs:** Duane Clark and David Moore. Discussions with the City of Hendersonville's Public Works Department and the Mayor's Office have reached a solution to a long-term problem with curbs being run over by heavy garbage trucks in areas requiring additional maneuvering to avoid curb damage. The City of Hendersonville has agreed to cut the curb concrete and move it back in tight turns to alleviate the damage caused by big trucks.

**Additional Repair Concerns:** Pickleball Courts need cleaning and some light repair. David Moore reports that several of our decorative streetlights need new glass and bulbs. Park Benches: we have (two), pricing on replacing the existing wood with Composite Material like TREX type product, \$500.00 per bench or using Red Cedar \$250.00 per bench. One light is out at the Pickleball Courts but plans to repair will hold off until the spring.

**Irrigation:** Dr. Ron Zellem reports that a control box needs replacing and has gotten a price of \$350.00 plus labor of \$165.00 to install.

**Architecture:** Frank Chapman reports no submissions for changes requested at this time.

**Construction/Renovation Policy Update:** The Hidden Point B.O.D. is currently exploring a possible change in policy or creating a new policy regarding contractors and subcontractors working inside of the subdivision. It has been brought to our attention that some companies while working on homes in Hidden Point can accidentally damage Hidden Point Common Property without noticing. In the past, Hidden Point HOA has been covering the cost of repairs which the B.O.D. feels that this cost should be transferred back to the responsible parties causing the damage.

The Board is exploring a Construction Fee that the General Contractor would submit prior to any work being done. This fee would cover the cost of any damage incurred during the construction process to the Hidden Point Common Property.

The Board of Directors are in the early stages of exploring this policy with additional research to be done.

**Meeting Adjourned:** 8:00 p.m.

**No December Meeting.**

**Next Meeting:** January of 2026.