**April 12th, 2022 Hidden Point Board Meeting**

Attendees: David Moore, Frank Chapman, Duane Clark, Jaclyn Sligar, Nancy Morris, Gary O’Brien, Tim Crean

The board met at Nancy Morris’ House. The meeting was called to order at 6:36.

Minutes unanimously approved from the March meeting.

**Treasurer’s Report:**

Per Duane, as of 4/11/22, we have $63,653.19 in the operating account and $30,959.22 in the reserve account. All dues and assessments have been collected. There is $770 in outstanding electric charges . The sales of 108 Ashland Point and 148 Ashland Point will generate a total of $1,600 in transfer and Cap fees.

There are no outstanding payables outside of normal billing, but we are awaiting the final bill for installation of pavers in the park and replacement of trees and shrubs.

Through March, we are running a surplus of $3,042 versus our budgeted figures. Water bills have not been picked up for the year and with that there will be more repairs to irrigation and likely tree repairs.

**2022 Budget:**

If annual activity matches the budget, we will have approximately $27,000 for funding projects for the rest of 2022. Landscaping will continue to be the biggest expense.

**Special Projects:**

David will look in to getting the timer set up for the lights in the park to go off in the evenings. We will plan to get a sign saying that park hours are between the hours of 7am-9pm.

We will plan to put a lock on the electrical boxes in the park.

We hope that the drainage issues by the new playground resolve once the grass comes in.

David purchased 3 disc golf holes. He will put them in soon.

Frank met with Gene Hughes, who is going to see how much it would be to add a water meter by the new park area. Gene also requested to put in a wall to hit tennis balls off of by the park. This was denied by the board.

The Little Free Library has been installed and looks great. We will plan to do a dedication soon. Pat has volunteered to purge the library every few months if it gets too full.

There is interest in creating a fenced in dog park in the park area. Gary will look into this.

**Landscaping/Lighting:**

David has purchased Crepe Myrtles and Dogwood trees for the front entrance on the park side. NES is going to mark where the power lines are, then the trees can be planted. David has contacted several individuals about planting the trees. We will plan to have Juan do the planting and see if he can come down slightly in price.

There is a tree on the large Ashland Point island that is of concern. We will have a tree company come out and assess to see if we can take the top off or if we need to take the whole tree out.

Large trees have fallen during recent storms. We will send a reminder to neighbors to recommend inspecting trees on or near their property to assess their health.

Gary has signed the new contract with Puryear for April 2022-March 2023.

Flowers need to be planted at the front entrance. David will text Angel about helping with this.

**Architectural:**

The Sligars at 112 Hidden Point are in the middle of their large backyard project to add retaining walls and level off the yard. They will check with the board for final design decisions.

The families at 97 Hidden Way and 158 Ashland Point are putting in pools and both have been approved.

At 103 Hidden Court Way, they put on a roof without approval. The roof looks in line with other roofs in the neighborhood and Frank has been in contact with the owner to have them submit paperwork.

The Sligars at 112 Hidden Point have requested to enclose sunrooms under the existing roof in the back of their home and change their decking to composite decking. The decking footprint would be modified. The sunrooms have been approved. Tad Sligar will put up a tarp to better visualize where the new decking would end and see if it would impact neighbors’ views.

**Welcoming:**

No new neighbors have moved in.

**Board Members:**

The meeting adjourned at 8:19pm. Next meeting is planned for May 9th at David’s house.