

03/13/2025 Hidden Point HOA Meeting:

- The March Meeting of the Hidden Point Homeowners Board was called to order at: 6:05 p.m. Meeting minutes from the February meeting were approved.
- Attending Members, Frank Chapman, David Moore, Ron Zellam, Doug Couvillion, Kirk Smith
- Members Absent: Gary O'Brien, Jason Kuhn, Sonja Kelly, Duane Clark.
- Tim Crean has resigned from the HOA Board.

Finances:

- The budget report centered around the cost of repair and options presented to the HOA Board (see Architectural Committee for updates).

Landscaping & Irrigation:

- Currently, all irrigation has been repaired and working properly. Landcaster Property Services has begun the process of installing the large landscaping rock on islands that are dealing with drainage/washout areas. This is also being done to inlands that historically have had difficulty in establishing a grass base due to summer heat and lack of irrigation. Some mowing of green spaces has begun. Aeration of park area with overseeding is showing good growth of new grass.
- A motion was made to have the Crape Myrtle's trimmed by Lancaster property services.

Architectural Committee:

- The HOA Board has reviewed and approved after much consideration the proposal from 'The Crack Guys' to repair the brick wall. This company not only provided us with a plan to repair the leaning wall between the

homeowners of properties 144 and 146 Ashland Point but offered a better solution for working on the wall while on-site behind the homes involved.

- Proposals considered for wall repair:

USS Foundation Repair: \$26,000.00 estimate.

TFS (Tennessee Foundation Systems): \$23,000.00 estimate.

The Crack Guys: \$16,904.00 estimate.

The HOA Board would like to thank Heather Waterhouse and Stephen & Judy Mackorell for their assistance and cooperation in allowing this work to be done on their property as we continue our efforts in maintaining and securing our signature brick wall.

Miscellaneous:

- No new anonymous letters have been received for the month of March concerning the truck parked on Hidden Way Court.
- Request by 110 Hidden Way Court to install fencing is on hold until Architectural Committee receives application and drawings from property owner.
- A request by the Olsen's for deck extension pending discussions with Scott and Mickie Raynor (HOA board to review)

Meeting adjourned at 8:05

Next board meeting April 15

