**Hidden Point HOA Meeting Minutes - 8/5/2024**

In attendance:

* Ron Zellum, David Moore, Gary O’Brien, Tim Crean, Frank Chapman, Doug Couvillion, Nancy Morris, & special guest, Rose Laughlin

**City Deer Meeting Update**

* Rose Laughlin attended to share about the City meeting with TWRA
  + To get ride of Deer, Must Regulate:  Water, Shelter, Food
  + Fertility increases when stress decreases
  + Hunters are willing to come in with bows or rifles
  + Lyme disease is something that is of concern
  + Any individual homeowner can allow hunters to come on their property; HOA could allow them to come to the park
  + There are things that can be done to stress the deer; Mylar strands
  + We have such an issue that we have 5 times the state average - considered a RED zone
  + Tim says that there would be liability issues but the deer need to be taken out because of the safety issues
  + Would need a permit for hunting to be allowed
  + Tim suggested getting more information; David will call his contact at Fairvue HOA
* Doug Couvillion presented the current budget w/ projections of $50,000 in cash at end of year barring any major weather events requiring repair.
* We’ve spend approximately $3000 YTD for lighting, building materials for 6”x6”, nets, reservation systems, etc. for Pickle Ball

**Social:**

* Nancy will be taking around a notice about the neighborhood yard sale with a note about being able to reserve the Pickle Ball Court.
* Need training on how to manipulate the HOA website - David will reach out to designer
* Neighborhood Yard Sale:   Last Saturday in September - 9/28/24; Nancy will deliver a flier to neighbors

**Architectural Control:**

* Contracter had a fire hydrant evaluation (cost homeowner $300)
* Brian Walker provided thorough report as requested by Architectural Control Committee
* Ermy’s put a new roof on their house; contractor was Meyer Brothers and did a great job
* Ryan’s added new roof on their house
* Peeble’s plan to put in a whole house generator
* Brian Walker asked about repairing the light on the island in front of their house

**Sewer Issue:**

* Kelly’s have had two bouts of water backing up in drain in downstairs laundry room and a distinct odor of sewer gas
* Kelly’s assumed it was just their house but this has never happened before and plumber did not identify an issue that could cause the problem
* Creans have smelled an odor too.

**Misc.**

* Annual Meeting Date:  10/27/2024  4pm
* Neighborhood signs

**Landscaping/Irrigation System:**

* **Ron- Irrigation:**
  + “Ancient” - installed in 1997
  + Repairs made by Extreme that has cost $5393 over the cost of 2 years
  + Some maintenance done but still issues
  + Rain sensors need to be monitored and maintained
  + Alec  proposed repairs after mapping of sprinkler system
  + Ron had both Alec & Extreme give bids for 2025 business with comparison and based on response time, experience with both companies, Ron recommends going with Alec Lancaster
  + Alec Lancaster was voted on and selected as the Irrigation contractor for 2025
* **Tim-Landscaping:**
  + Laughter’s said a limb is hanging down that is hitting trucks
  + Grasses are looking good on that peninsula
  + Considering putting rock in the island in the small island near Bahns
  + Perhaps we can do more rock over the next few years