**1/13/2025 - Hidden Point HOA Meeting**

* In attendance: Gary O’Brien, Doug Couvillion, Ron Zellum, David Moore, Sonja Kelly, Frank Chapman, Tim Crean
* Absent:  Duane Clark, Nancy Morris
* Meeting called to order:  6:30ish pm

**Meeting Minutes:**

* December meeting minutes – Frank made a motion to approve, Ron 2nd and approved.

**Micellaneous:**

* Sonja’s Coffee – 40 to 50 invites distributed – Not many came, but it was a very nice time.
* Board Members – minimum of 9. Need to check bylaws
  + Duane and Nancy as subs?
  + We have a quorum, at least

**Finances (Doug):**

* Doug reviewed finances
* Balance Sheet, Income Statement, 3 largest accounts
* Ended year with about $43k in cash – met forecast
* CD matures in October of this year
* Received about 40% of dues so far
* Income – net of $10,300
* Landscaping/Repairs – largest expenses
* Received reimbursement for city for electrical for all but December of last year
* Payments to Alec – monthly – one additional payment for special project
* Repairs and Maintenance
  + light work at pickleball courts
  + iriigation repair costs
  + poop bags for next year
  + Tree Repair - $8,200
* CD matures? What to do with it? Reinvest, unless we need the cash
* All but $15-20k are annual costs
* What are fixed costs?
* Estimate $80k in dues plus $40k in cash
* $55-60k fixed costs
  + Alec will be +/-$40k total
* Alec is going up 8% this year, but he did not go up last year
* He is actually running behind CPI for last few years

**Irrigation/Landscaping (Ron and Tim):**

* Alec is going to start doing irrigation work
* Tree trimming is built into new agreement
  + Landscaping - $37,800
  + Irrigation – 1,200
  + Tree Work – 1,200
* Multiple controller boxes are locked up now – system is in good shape now
* Water bill for December 2024 should be down due to leak repaired

**Architectural Control (Frank):**

* Vineyards – going to replace lattice in yard (Frank Approved)
* 94 Hidden Way Ct – want to put basketball goal in back yard (Frank Approved)
* Rusty Batey (145 Ashland Pt) – new windows – black trim around – black garage door – also back deck in spring or summer (Ph 3) – (Frank will Approve)
* Deck re-works have to be approved by the City – cannot be attached to the house
* Sligars – digging for drainage issues around foundation

**Parking (All):**

* On street parking – What are requirements?
  + Bylaws
    - Article IX
    - Section 10
    - Item C
* Anonymous letter re: Forrest Pate parking truck in common area
* Ron – we don’t respond to unknown comments
* Discussion by all re: parking in streets/common space

**Landscape Walk-Around:**

* Looking at possible landscape parojectswith Alec
* Anyone who wants to join

**More Miscellaneous (All):**

* David wants to get a quote to pressure wash paddleball courts (previous quote was $500)
* Discussion of pressure washing, resurfacing, etc.
  + Previous quote of $20k for resurfacing (Sonja)
* Discussion of playground
* Addition of another row of timbers
* Discussion of regular maintenance being important to keep improvements looking good
* Benches? Picnic tables? In park – No wood
* Traffic signage – city has installed some signage
  + They will not allow us to stripe pavement
* Liberty Cove house (Towe) has sold – closes on Jan 16th
* Zoysia grass on dry islands? Forrest pate wants to sprig
* Discussion of grievance procedures for residents
* Discussion of adding Kirk Smith to HOA board – possibly asking him to serve as Secretary
* Next Meeting on Feb. 11th at 6:30 PM at David Moore’s house
* Motion to Adjourn by Doug, second by Gary - Approved