**December 6th, 2022 Hidden Point Board Meeting**

Attendees: David Moore, Frank Chapman, Duane Clark, Jaclyn Sligar, Tim Crean, Ron Zellem, Nancy Morris

The board met via zoom. The meeting was called to order at 6:34pm.

Minutes unanimously approved from the October meeting.

**Treasurer’s Report:**

Per Duane, as of 11/30/2022, we have $26,141.12 in the operating account and about $20,000.00 in the reserve account. As of 11/30/2022, there were no outstanding receivables. There are no outstanding payables outside of normal billings and the expected tree service invoice.

Through November, we have a budget surplus of $3,909.32 versus budgeted figures. Budgeted income is approximately $332 behind budgeted revenue. Three items are currently over budget, one timing related (Capital Improvements), one expected (landscaping), and one temporary (lighting charges prior to rebilling the city). Overall year to date expenses are $4,242 less than budgeted but projected tree repairs will push overall expenses over budgeted amounts.

Through October, CPI is 7.7%. Therefore, dues may be increased by the same. This was approved by the board. This will be almost $6,000 in additional income for the neighborhood. Duane will work on getting the dues notice letter out to the neighborhood in the next few weeks. There will be some reminder to the neighbors on the letter including about picking up dog waste, accessing the facebook group/website, and getting architectural request forms filled out for any significant exterior changes to homes.

**2022 Budget:**

If annual activity matches the budget, we will have approximately $18,796 for funding special projects.

**Special Projects:**

Potential projects include putting a shade canopy over the playground and putting a fenced dog park in the common area.

**Landscaping/Lighting:**

There were 3-4 large trees taken out on a park side island. David discussed planting 3-4 Oak trees. He would also like to put dogwoods or redwoods on the large island on the lake side where trees were removed previously. Lastly, some flowers or small flowering trees would beautify some of the other islands. This would likely take place primarily in the spring.

There are a lot of irrigation issues throughout the neighborhood. It may be a good idea to hire someone to oversee this and fix issues with the system. Frank has investigated adding irrigation to areas throughout the neighborhood that do not have irrigation currently. Ron has volunteered to help with plumbing/irrigation issues. The cost would likely be prohibitive to fully irrigate all common spaces throughout Hidden Point-potentially around $50,000 for the whole neighborhood.

Tim has coordinated with the tree removal company and they did a great job. They have not sent an invoice yet.

There was a water issue on the lake side end of Hidden Point last month. The end cap was improperly installed when the neighborhood was initially built. It was placed under the road out of galvanized material, was covered in concrete, and eventually cracked. It was a big effort by the city to repair the pipes and we appreciate how they stayed out all night to turn the water back on. The city may need to put a grate over the new pipes and unfortunately, similar issues could happen in other parts of the neighborhood.

**Architectural:**

The Sligars at 112 Hidden Point continue to work on their addition and backyard project. Structural plans were submitted and approved for the backyard pergola.

The Chapmans at 115 Hidden Way Court requested to replace their windows with Anderson windows. This was approved.

Chris Steppe at 156 Ashland Point requested to put a generator in. It was approved as long as the view is blocked from neighbors.

The Zellems requested to resurface their driveway. This was approved.

**Welcoming:**

Nancy will welcome Jason Kuhn at 115 Hidden Point soon.

**Board Members:**

The meeting adjourned at 7:25pm.

We will plan to have our next meeting in February.