**April 10th, 2023 Hidden Point Board Meeting**

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

The board met at David Moore’s house. The meeting was called to order at 6:37pm.

Minutes unanimously approved from the March meeting.

**Treasurer’s Report:**

Per Duane, as of 03/31/2023, we have $70,254.97 in the operating account and about $20,000.00 in the reserve account. As of 03/31/2023, there was $1,202.93 in outstanding receivables from 1 outstanding dues invoice and the March electric reimbursement due from the city. We have paid for the tree clean up on Ashland Pt but have not gotten invoices for projects at the entry, along the street, or at the park. We have not received the April invoice for landscaping from Lancaster yet. Duane renewed the insurance for the HOA and paid the premium of $2,517, which did not increase from last year. New post supports for the signs in the park were also ordered.

Through March 2023, we have a $4,886.58 surplus over budgeted figures. However, we anticipate further tree repairs and water costs will use up much of this surplus.

**2023 Budget:**

If annual activity matches the budget, we will have approximately $13,132 for funding special projects.

**Special Issues/Projects:**

The board plans to put flags along the neighborhood’s property line adjacent to the Anderson’s property. We may need to put a fence up if they continue to allow unleashed dogs to run and defecate on the park property.

Frank has investigated adding irrigation to the park area; however, he has struggled to get responses. The job may not be big enough to attract businesses.

Tad Sligar and Ron Zellem continue to work on the neighborhood database of businesses.

We will ask Tad Sligar if he can create a locked page on the website for board members to access.

**Landscaping/Lighting:**

Tim has coordinated with Alec to get trees removed from the Hidden Point Park property. Tim will find the address and Jackie will send a letter to the homeowner whose property is adjacent to the park-they have some trees with damaged branches that are in danger of falling. Alec will mow the grass in the park every week this summer and mow the other areas in the neighborhood every two weeks. He was waiting on irrigation to be fixed before replacing bushes in the entrances but should be able to get started on that project now.

Ron has been working with Extreme Lawn Service on irrigation and they have figured out the cause of a leak on the park side. They were able to find all the nodes and valves, then rebuild a leaky valve. The whole system is running smoothly now. The company will continue to work to optimize the system and create a time schedule to make sure we are not wasting water. They will also be making a master map of the whole irrigation system in the subdivision. We will check with them to see if spigots could be added to the islands that don’t have it and if so, what the cost would be.

**Architectural:**

The Harts? are replacing their roof with a similar color as before after it was damaged in the storm. This has been approved.

The Garrisons have also requested to replace their roof and this has been approved.

The Sligars continue to work on their addition and backyard project.

The Tompkins have requested to replace their front wall and this was approved. They are waiting on approvals from the city.

The Campbells are doing some landscaping work and submitted a rough plan to Frank. This was approved.

Jackie sent a letter to Brandon and Jackie Mewbourne requesting that they fix the gate leading into their pool to comply with city codes. They talked to David and the city is requiring that they put in an electric gate in. They will work on it.

A number of neighbors need will need landscaping work in their yards due to plants dying in the freeze this winter. The board unanimously voted to allow neighbors to update landscaping without an architectural request form if they will not be making any major changes to existing landscaping.

**Social:**

David proposed a spring social where we could gather at the park and hire a Pickleball instructor to do a group lesson.

**Welcoming:**

There have not been any new home purchases in the neighborhood recently.

**Board Members:**

The meeting adjourned at 7:48pm.

We will plan to have our next meeting May 15th at Nancy’s house.