**12/2/2024 - Hidden Point HOA Meeting**

* In attendance: Gary O’Brien, Doug Couvillion, Ron Zellam, David Moore, Nancy Morris, Sonja Kelly, Frank Chapman
* Absent:  Duane Clark, Tim Crean
* Meeting called to order:  6:46pm at Sonya Kelly’s home.

**Finances:**

* Doug Couvillion - reviewed finances, discussed billing HUD for usage, should have approximately $40k balance at year end.
* Annual CPI increase will bring in additional revenue. Expenses will hopefully stay in line. Expecting landscaping to increase, irrigation maintenance should decrease. Tree removal is the big outlier we cannot control.

**Irrigation/Landscaping:**

* Ron - Could get a water rebate based on usage - should be credited at least sewer fee
* Ron - training Alec on water irrigation system; pieced together over the last few decades
* What is the situation with the new pump and the residual tank that is sitting there - David will call HUD to find out
* Ron - New Flag is up, trees trimmed so they won’t tear flag
* Alec did not increase costs in 2024 but we expect 10-15% increase for 2025.
* Doug suggested and increase based on a metric such as CPI, etc. - David & Tim will discuss with him this possibility

**Architectural Control:**

* + Frank
    - Tad & Jackie have begun their project/shooting for Christmas ’24 completion
    - Some discord on the fence being put in behind Pates/102 Hidden Way Court/David & Bethany Martin, putting a fence in backyard - issue settled/fence approved by ARC
    - Ken Casey - 100 Liberty Court - putting in new roof

**Miscellaneous:**

* Discussion took place about some neighbors in poor health and needing a bit of neighborly attention, meals, notes, etc.
* David proposed additional rock landscaping on dry islands that are hard to keep grass and plants on.
* Turkey Trot big success with approximately 50 walkers and 20 dogs
* Frank is contemplating a cul de sac event in February to get people out of their houses and socializing with neighbors.
* Sonja will host a coffee for neighbors (non-exclusive) on January 11th
* Next Meeting will be January 13th, 6:30pm - Doug Couvillon, 176 Ashland Point will host
* Meeting adjourned 7:40pm