**January 12th, 2022 Hidden Point Board Meeting**

Attendees: Angel Laughter, David Moore, Frank Chapman, Duane Clark, Jaclyn Sligar, Richard Scott, Nancy Morris

The board met via zoom. The meeting was called to order at 6:38pm.

Minutes unanimously approved from the October and November meetings.

**Treasurer’s Report:**

Per Duane, as of 12/31/21 we have $20,442.40 in the operating account and $23,812.21 in the reserve account. There is $1,864.34 outstanding. There is currently $550.00 in special assessment funds and associate late fees outstanding as of 12/31. There is an $800.00 transfer fee and capital improvement fee related to the sale of 103 Hidden Point and $513.34 in electrical services.

For the year of 2021, the HOA had net operating income of $23,302.00 after $53,196.09 in capital improvements for which $56,000.00 was collected in a special assessment. $3,000.00 in capital improvement fees and $1,800.00 in transfer fees were collected for the year. $8,156.99 in insurance settlements were collected and $4,800 has been spent to date while we await the planting of the new Crepe Myrtles and the replacement light pole for the courts.

Through 12/2021, there is a surplus of $18,422.27 over amounts budgeted for the year.

**2022 Budget:**

The 2022 projected budget includes a projected landscaping budget of $40,425, which includes an increase of 10%. $270 is included in the budget related to annual Quickbooks Online software license fee, which needs to be updated. This was unanimously approved by the board. The reserve will increase to $20,000, which is approximately 4 months of normal operating costs. If annual activity matches the budget, we will have approximately $35,000 for funding projects in 2022.

**Special Assessment Projects:**

The new light pole should be arriving in the middle of February. Frank will get ahold of Kirby once the light pole is delivered.

Frank has talked to Mickey several times. He has had some health issues that have prevented him from completing the project. He plans to wait until spring due to the wetness of the ground by the playground that needs grass planted. He put down an additional load of dirt, which he has not billed us for yet. The grass where the old basketball court and playground were has come in well. We will wait until the summer to see if we need any drains in the new playground area.

We would like to get water over to the playground area. Frank is planning on getting ahold of a plumber to see how we could do this. There is no known irrigation in the park currently.

We will consider putting in a few disc golf holes in the new park area.

**Landscaping/Lighting:**

A dead tree needs to be removed on the island across from 112 Hidden Point. There is also a dead tree along Meadowlake. Gary was looking in to this. Jackie will try to get the contact info for the tree removal company that removed the Lehman’s tree.

Kirby fixed 3 of the streetlights that were having issues. There is still one streetlight that is broken, which NES needs to fix.

Two Crepe Myrtles have been ordered to go along the wall. Trees need to be replaced on the non-lake side entryway.

**Architectural:**

The Sligars at 112 Hidden Point have gotten permits for their backyard project and work should be resuming soon.

At 110 Ashland Point, they would like to redo their deck area. They aren’t changing the footprint but are upgrading the materials. This has been approved.

**Welcoming:**

The Clarks on Ashland Point have been welcomed. Neighbors have not been welcomed yet at 103 Hidden Point.

**Board Members:**

Angel Laughter will be stepping off the board, effective after the meeting.

David Moore will be the new president of the board.

The meeting adjourned at 8:07pm. Next meeting is planned for February 15th.