**August 11th, 2022 Hidden Point Board Meeting**

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

The board met via zoom. The meeting was called to order at 6:30pm.

Minutes unanimously approved from the July meeting.

**Treasurer’s Report:**

Per Duane, as of 7/31/2022, we have $48,561.51 in the operating account and about $20,000.00 in the reserve account. As of 7/31/2022, there were two outstanding receivables. The city of Hendersonville has been invoiced for reimbursement of electricity. There is also $800 due from the sale of 115 Hidden Point. There are no outstanding payables.

Through July, we have a budget surplus of $2,855.34 versus budgeted figures. Budgeted income is approximately $731 ahead of schedule due to transfer and cap fees. Landscaping is still projected to be over budget for the year and Capital Improvements are under budget thus far due to timing of expenses. Tree repairs have not been as prevalent to date as normal.

**2022 Budget:**

If annual activity matches the budget, we will have approximately $21,679 for funding special projects for the rest of 2022.

**Special Projects:**

There is interest in putting a shade canopy over the playground so it won’t get overheated and can be utilized more in the summer. David will measure the height needed and Frank will contact someone who may be able to do the metal work for the posts.

Gary is looking in to putting a fenced dog park in the common area.

Frank is still working on water access over by the park.

Duane will purchase a practice pickleball net.

A neighborhood garage sale will take place on October 22nd from 8-2.

**Landscaping/Lighting:**

Frank has contacted Mickey about adding some dirt to some areas of the park and will work on getting this scheduled in the fall.

All irrigation is working. The new Crepe Myrtles look great.

David has contacted Kirby Electric about putting LED bulbs on the pickleball courts instead of the old mercury lights.

Tim and David met with the master gardener. There were several suggestions that we will work on implementing as we are able to do so.

**Architectural:**

The Sligars at 112 Hidden Point continue to work on their backyard project. The Chapmans and Lehmanns, who would be most affected by the patio roof, have approved the location and slope of the roof. The board approved the location and height of the roof along with the general plan. Final materials for the structure will be submitted to the board for final approval as they are known.

The Trotters have requested to replace their garage doors (same color).

In the future, full plans with measurements and drawings will need to be submitted prior to any major projects being approved.

**Welcoming:**

Nancy will welcome Jason Kuhn at 115 Hidden Point soon.

**Board Members:**

The meeting adjourned at 7:31pm. Next meeting will be October 11th at 6:30pm at Tim’s house.

We will plan to have our neighborhood board meeting October 16th at 5pm. We can have a potluck in the park.