**02/11/2025 Hidden Point HOA Meeting:**

Attending Members, Frank Chapman, David Moore, Duane Clark, Sonja Kelly, Ron Zellem, Tim Crean, Doug Couvillion.

Members Absent: Gary O’Brien, Jason Kuhn.

New Member: Kirk Smith (first meeting) replacing Nancy Morris.

**Finances:**

Doug Couvillion gave an update on our H.O.A. dues. Only (3) property owners had not paid to date. These were discussed with plans to contact the property owners again to see if these could be paid a.s.a.p.

**Landscaping & Irrigation:**

Alec Lancaster with Landcaster Property Services presented proposals for 2025 along with pricing for projects. Alec had prepared a Power Point Presentation but due to hardware issues, the presentation could not be viewed. Alec presented in detail this plan per island with long term solutions to address drainage, types of grass that could work and grow in difficult environments and hold to alleviate drainage or washout areas.

* We met with Alec the landscaper to discuss landscaping ideas throughout the neighborhood. He had a full proposal printed and we spent 45 minutes reviewing each area that needs work. We are starting by trimming all the Crepe Myrtle trees along the walls at the entrance. We are not cutting them back only trimming and thinning out excess branches to open them and keep them healthy.
* Many islands will see improvements of Rock hardscaping, new grasses and bushes and trimming out old bushes.
* We will be adding several trees to islands and also Zoysia sod on dry islands to hopefully have a grass base that will last.
* Alec will water and maintain the new landscaping to ensure it grows regardless of drought conditions.
* We have chosen the best of the river rocks to be consistent with the quality of our neighborhood.

**Architectural Committee:**

The Committee is reviewing brick wall issues between property owners at 146 and 148 Ashland Point concerning possible separation of wall and or foundation settling. Architectural Committee will investigate solutions and multiple plans to repair the structure.

The home at 112 Hidden Point continues renovations with ongoing issues of water and mold in the basement area of home. Homeowners are continuing to find solutions to fix the problems through construction renovations.

Homeowners at 117 and 115 Hidden Point have asked the H.O.A. Board to address the awning issue and possible deck renovations. The H.O.A. Board met at 117 Hidden Point prior to the monthly meeting to view the retractable awning issues. The homeowner indicates a possible misstep happened, and the awnings had not been approved by the Board. The homeowner at 115 has requested that the awnings be removed which currently obstructs the view of the lake. In addition to the awnings, homeowner at 115 wants lattice work on top deck screening removed from 117 as well.

Homeowner at 115 desires to increase the configuration of the original deck on house. Board will review plans when submitted.

Additional request by one homeowner to replace deck flooring with Trex composite flooring. No additional construction just a floor upgrade. (Do not know the address of this homeowner).

Homeowner at 110 Hidden Way Court will submit plans for fencing at March meeting.

**Miscellaneous:**

The H.O.A. Board has received another anonymous letter concerning the white truck parked in the cul-de-sac on Hidden Way Court that belongs to a property owner. While completely aware of the situation, a direct response to the complaint letter cannot be addressed without knowing the origin of the letter. The Board has prepared a response letter once a person(s) steps forward to address this issue.

**Next Meeting:**

* March 13th, at Ron Zellem’s home, 6:30.