**January 10th, 2024 Hidden Point Board Meeting**

Attendees: David Moore, Duane Clark, Tim Crean, Sonja Kelly, Jackie Sligar, Ronald Zellem, Frank Chapman, Nancy Morris, Gary O’Brien

The board met at Frank Chapman’s house. The meeting was called to order at 6:51pm.

Minutes unanimously approved from the November meeting.

**Treasurer’s Report:**

Per Duane, as of 01/10/2024, we have $10,959.75 in the operating account and about $20,007.00 in the reserve account. As of 12/31/2023, there were $1,440 in outstanding receivables. One is from cap and transfer fees for 102 Liberty Cove and one from Electric Bills from NES paid in 2023 but reimbursed in 2024.

**2023 Budget:**

For 2023, we ended the year with a $4,413 surplus over budgeted net figures. We ended with $4,254.76 less in overall expenses than budgeted, mainly due to spending less on Capital Improvements. Thankfully, there were no major repairs needed at the end of 2023 but we did exceed our estimated repair expenses in 2023 by around $1,400. We will roll over any excess funds for special projects in 2024.

**2024 Budget:**

Duane and Doug will work on this and discuss at the next meeting. We are waiting to see if insurance premiums will be adjusted this year, which seems likely after the major repair of the wall.

**Special Issues/Projects:**

We discussed new/updated HOA roles. After a vote, the roles will be as follows-David will remain president, Gary will remain Vice President, Doug Couvillion will be the new Treasurer (with support from Duane), Jackie will be secretary, Sonja will be social/welcoming, Tim will be in charge of landscaping, Ron will be in charge of irrigation (also known as the minister of moisture), and David will continue to work on needed repairs in the neighborhood with Jason and Duane’s help. Frank, Gary, and Ron will be on the architectural committee. If a neighbor is asking to do a major project, the entire board will vote at an HOA meeting. Jackie will update roles on the website.

For 2024, some proposed projects including refreshing the website with updated pictures, upcoming social events, and ensuring all links and information are accurate. We would also like to work on getting a speed limit sign on Meadow Lake, work on landscaping on the lake side of the neighborhood, and work on beautifying the dry islands. We may consider putting up a sign saying something like “slow, pedestrian crossing” to try to get folks to slow down on Meadow Lake. Additional plans include trimming dead limbs and fixing broken panes in the streetlights.

**Landscaping/Lighting:**

Lancaster Landscaping has been doing a good job overall and Alec is not raising his rates for 2024. We will continue to work with him this year. He recommends doing new landscaping in March to give new plants the best chance at survival. We will work with him to beautify the islands this year. We will consider putting decorative rocks on the dry islands.

Extreme Lawn service is doing a good job with irrigation overall. There isn’t much that would be an effective barrier to protect water heads other than moving them away from the curb. If there are certain water heads that repeatedly get broken, we will move those specific ones. Ron was provided a master map for all the neighborhood irrigation from Extreme.

David has been working on getting lighting repaired but has been struggling with getting some of the lights to work. Duane has offered to help and Jason’s help/truck may be enlisted as well.

**Architectural:**

Clif and Rachel Garrison at 136 Ashland Point would like to replace the existing deck on the back of their house. This was approved.

Brian and Heather Lehmann at 110 Hidden Point have requested to add a sunroom and viewing deck on the back of their home. They would also like to update the front elevation of the house. This was approved.

**Social:**

The Thanksgiving Day Turkey Trot was a big hit. Sonja has ideas for other social events coming up. We talked about doing a neighborhood gathering in the spring at the park, possibly with a food truck. There was also an idea to meet for a social event at Half Batch Brewery. We will consider doing email invites for any future events.

Ron proposed a HPYC (Hidden Point Yacht Club) flag be available for purchase by home owners.

**Welcoming:**

102 and 107 Liberty Cove closed recently and Sonja will welcome them soon.

**Board Members:**

The meeting adjourned at 8:12pm.

The next meeting will be March 4th at 6:30pm at Gary’s house.