**November 8th, 2023 Hidden Point Board Meeting**

Attendees: David Moore, Duane Clark, Tim Crean, Sonja Kelly, Jackie Sligar, Doug Couvillion, Ronald Zellem, Frank Chapman, Nancy Morris

The board met at Sonja Kelly’s house. The meeting was called to order at 6:48pm.

Minutes unanimously approved from the annual meeting.

**Treasurer’s Report:**

Per Duane, as of 11/08/2023, we have $20,231.34 in the operating account and about $20,006.00 in the reserve account. As of 10/31/2023, there were $1,600 in outstanding receivables from cap and transfer fees for recent home sales in the neighborhood. 113 Hidden Point paid their $800 fee on 11/5, 107 Liberty Cove closed recently, and 102 Liberty Cove was supposed to close yesterday but may not have. Outside of normal billings and pending expenses for replacement of Crepes, there are no further payables.

New CPI numbers will be coming out soon and we will vote on whether to increase dues by that amount. Duane will send out dues letters after the increase is approved.

**2023 Budget:**

Through October 2023, we are running at a $1,334 surplus over budgeted figures. Recent home sales and a decrease in needed repairs have led to a surplus. There is an estimated $8,373 estimated for funding special projects through the rest of the year.

**Special Issues/Projects:**

David brought up renting a lift to clean the streetlights and trim trees. Several streetlights have broken glass that need to be replaced. If we rented a lift, we could also trim limbs and dead branches without having to pay Lancaster Landscaping. The cost for this is $400 for a day.

We will consider putting radars on Meadowlake by the front entrance when we have the budget for it, potentially next year. A solar powered radar sign would be around $2,200. There is also a cheaper option to get a flashing speed limit sign without radar for around $800. We could also get a cheap sign saying “slow down, we love our kids” or something similar. We could consider requesting crosswalk stripes. However, we would have to submit a request to the city with a google earth map detailing where we want the crosswalk. It would have to be in the city budget and may be unlikely to get approved.

Angel has the Christmas lights/decoration and has said she will continue to take care of this. David will reach out to her to see when she is planning to decorate. Several board members would like to help with this.

**Landscaping/Lighting:**

Lancaster Landscaping has been doing a good job overall and Alec will be sending a proposed contract for next year soon. They will be trimming some tree limbs soon that are overhanging properties in the neighborhood. He will also put a plan together for each island and give options for the dry islands. His leaf machine broke but he is getting it fixed. He recommends doing new landscaping in March to give new plants the best chance at survival.

Extreme Lawn service is doing a good job with irrigation overall. Ron is going to see if they have any suggestions to prevent people from running over sprinkler heads on some of the islands. We could put a protective barrier around them, add boulders, or consider moving some of them. Ron has been requesting a master map for all the neighborhood irrigation and has been promised this from Extreme.

**Architectural:**

Randy Buzzelli is the new owner of 107 Liberty Cove. They will be moving in over Christmas. He has requested to paint the home edge comb gray with bronze trim. This was approved by the board, under the conditions that they paint it the colors they submitted in the proposal and maintain the painted brick appropriately.

Fred Rogers at 105 Ashland has requested to add a Trellis to his garden. He will paint it off-white to match the house and will be placed on the back property line to replace tall shrubs which were killed by the freeze. He has gotten approval from the surrounding neighbors. This was approved by the board.

The Waltzs at 143 Ashland Point have requested to rebuild their firepit and move the BBQ on their patio. They also plan to demo their existing wall caps, build-up lower wall level, and fill their concrete and cap with flagstone. They will match the existing stone for their retaining wall. They also requested to replace their mailbox with one like what they have. This was approved by the board.

The Creens at 117 Hidden Point has requested to replace his windows with the same size and color windows they have now.

The Steppees at 156 Ashland Pt have requested to paint their suffetes, wood trim, gutters, and downspouts. The paint color will be white, the same shade as the windows. This has been approved.

The Sligars requested to finish their outdoor kitchen underneath the countertops in a brick and batten style. This was approved.

**Social:**

Sonja is planning a Thanksgiving Day Turkey Trot at 9:30am to stroll with neighbors. We will meet at the lakeside entrance.

**Welcoming:**

113 Hidden Point closed recently, and the family has moved in. 107 Liberty Cove closed recently but they are not moving in until next month. Sonja will welcome the new neighbors soon.

**Board Members:**

The meeting adjourned at 8:29pm.

The next meeting will be at Frank’s house on 1/10 at 6:30pm.