

Hidden Point Homeowners Association:

Date: March 30th, 2026.

Location: 107 Hidden Point

Start Time: 6:36 p.m.

Board Members Present: Dr. Ron Zellem, David Moore, Sonja Kelly, Gary O'Brien, Frank Chapman, Kirk Smith.

Approval of Minutes: S. Kelly, R. Zellem.

General Discussions:

Landscaping: As anticipated, our Landscaping Contractor will increase the 2026 contract an additional \$800.00 for all services this year. Common area site work has already begun with the installation of some additional plants and fresh mulch plus a complete mowing from Mid-March.

H.O.A. Board Members have installed some additional large (boulder type) rock to alleviate the issues associated with vehicles continuing to drive across common areas and damage turf along with sprinkler heads.

Trees: The Board has been made aware of a Beech Tree on the Park Side area that will need to be removed soon.

Irrigation: It was reported that we had a cracked pipe at the location of a backflow that needed attention. That leak has now been fixed along with three sprinkler heads that were damaged by vehicles running over them. Those sprinkler heads have been fixed.

Lighting: It was reported that one streetlight is not working on Hidden Way Court. Board Members are acting this spring to check and repair all common area streetlights.

Budget/Finance: It was reported that all Homeowner Dues have been paid in full. Also, the no interest loan used in 2025 to repair sections of the brick wall has now been paid in full. No real changes in finances for the first quarter of 2026.

Insurance: The Board of Directors voted to increase its coverage for Directors and Officers Liability from one million to two million. The additional Premium cost was \$500.00. The

Board of Directors, also in reference to insurance, agreed to delete coverage for signage from our policy in an effort to reduce costs. However, keeping the policy limit the same for coverage on the brick wall.

Architecture: Currently, there are five submissions for the installation of home generators. The Board anticipates additional requests for generator installs in the coming months. In January, a home that was on the market had a buyer who requested some adjustments in screening and the addition of a large size hot tub needing approval prior to the sale of the house. Since that time, the buyer has changed their plans, and the home has come back to the open market for sale.

Upcoming Neighborhood Social: A Popsicle Party is being planned for June 7th. Watch the website for additional information.

Next Board Meeting: May 12th at 6:30 p.m.

Location: 119 Hidden Point

Meeting Adjourned: 8:00 p.m.