**April 10th, 2023 Hidden Point Board Meeting**

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

The board met at Nancy Morris’s house. The meeting was called to order at 6:37pm.

Minutes unanimously approved from the March meeting.

**Treasurer’s Report:**

Per Duane, as of 04/30/2023, we have $54,524 in the operating account and about $20,000.00 in the reserve account. As of 04/30/2023, there was $1,729 in outstanding receivables from 1 outstanding dues invoice and the March electric reimbursement due from the city. We have spent nearly our entire tree removal budget and “repairs and maintenance” due to the storms blowing down trees and the dead plants we replaced at the entrance. We also hired a new irrigation company who did an entire overhaul of our irrigation replacing many controllers and getting the irrigation to run properly.

**2023 Budget:**

If annual activity matches the budget, we will have approximately $5,053 for funding special projects.

**Special Issues/Projects:**

We continue to have problems with Bud Anderson and his wife who live near the park but are not Hidden Point residents. They continue to let their dogs run loose in the neighborhood. David and Jean Moore’s dog was attached on Wednesday May 9th. Tim Crean said his dog was also attacked and Ron Zellem’s grand children were knocked to the ground by the larger dog. We have sent certified letters, talked to the police and animal control but it seems we don’t have much power to stop them unless animal control sees the dogs actually on our property unleashed. We ask all homeowners to keep pressure on them to follow our bylaws and respect our property. The board plans to put flags along the neighborhood’s property line adjacent to the Anderson’s property. We may need to put a fence up if they continue to allow unleashed dogs to run and defecate on the park property.

We are planning to stripe a second pickleball court on top of the basketball stripes.

Nancy Morris brought up a concern about speeders on Meadowlake drive coming past the entrance. David is going to talk with Trace Burkette to see if anything can be done.

Tad Sligar and Ron Zellam continue to work on the neighborhood database of businesses.

We will ask Tad Sligar if he can create a locked page on the website for board members to access.

**Landscaping/Lighting:**

Tim Crean met with Alec from Lancaster Landscaping about several issues. We have Ash trees at the HP entrance which are inflicted with Ash Borer’s. It is recommended that we treat the soil to try and kill the bugs and save the trees. The cost for this is $225. The board approved this unanimously.

Lancaster Landscaping has replaced many of the dead bushes in the entrance and is currently mulching the entire neighborhood. Puryear did this earlier this year but it was very thin and much had washed away. This is being done at no additional cost to the HOA.

They also discussed pruning any trees in the common areas for dead wood greater than 2” or any other branches that could be a threat. The cost for one full day is $1,200. The board decided to postpone this since we trimmed many of our trees last fall and we want to save our tree budget in case we have more storms. There are no immediate threatening branches or trees.

Lancaster will trim back any dead branches and remove any dead bushes on common ground as part of their ongoing maintenance.

We discussed sending a letter to all residents about removing dead landscaping to keep the neighborhood looking as good as possible. We decided to wait on this since some plants are coming back and residents may wait until fall to replant.

Tim is also going to send a letter to a homeowner adjacent to the park that has a large deadfall stuck in a tree overhanging the park. We see this as a hazard to the neighborhood and want to make them aware of the tree and our concerns.

**Architectural:**

David and Jean Moore have been approved to replace their roof with a similar roof to current.

The Sligar’s continue to work on their addition and backyard project.

A number of neighbors need will need landscaping work in their yards due to plants dying in the freeze this winter. The board unanimously voted to allow neighbors to update landscaping without an architectural request form if they will not be making any major changes to existing landscaping.

**Social:** Nothing to report

**Welcoming:** There have not been any new home purchases in the neighborhood recently.

**Board Members:**

The meeting adjourned at 7:48pm.

We have our next meeting June 12 at David’s house.