**September 26th, 2022 Hidden Point Board Meeting**

Attendees: David Moore, Frank Chapman, Duane Clark, Jaclyn Sligar, Tim Crean, Rose Crean, Ron Zellem

The board met at David Moore’s house, with Duane Clark joining by zoom. The meeting was called to order at 6:48pm.

Minutes unanimously approved from the August meeting.

**Treasurer’s Report:**

Per Duane, as of 8/31/2022, we have $45,640.99 in the operating account ($40,591.01 as of 9/26/22) and about $20,000.00 in the reserve account. As of 9/26/2022, there were no outstanding receivables. There are no outstanding payables outside of normal billings and one reimbursement to David made for sports equipment for the park.

Through August, we have a budget surplus of $4,586 versus budgeted figures. Budgeted income is approximately $464 ahead of schedule due to transfer and cap fees. Three items are currently over budget, one timing related (Capital Improvements), one expected (landscaping), and one temporary (lighting charges prior to rebilling the city). Tree repairs have not been as prevalent to date as normal, but several tree repairs are needed soon so expenses are likely to increase.

Through August, CPI is 8.3%. If this holds and dues are voted to be increased by this amount, yearly dues for 1 lot would go from $598.82 to $648.52.

**2022 Budget:**

If annual activity matches the budget, we will have approximately $22,425 for funding special projects for the rest of 2022.

**Special Projects:**

Duane purchased a practice pickleball net that is now on the sports court.

A neighborhood garage sale will take place on October 22nd from 8-2.

Potential projects include putting a shade canopy over the playground and putting a fenced dog park in the common area.

**Landscaping/Lighting:**

Frank has contacted Mickey about adding some dirt to some areas of the park and will work on getting this scheduled in the fall.

David discussed aerating and seeding the area near the pickleball court. He has contacted someone for a quote, which would be about $500. This was approved unanimously.

There are several areas in need of new landscaping. These include islands with dead shrubs/plants and areas that could use beautification, such as covering up some of the utility boxes. David is looking into this.

There are a lot of irrigation issues throughout the neighborhood. It may be a good idea to hire someone to oversee this and fix issues with the system. Frank has investigated adding irrigation to areas throughout the neighborhood that do not have irrigation currently. The cost would likely be prohibitive, potentially around $50,000 for the whole neighborhood.

Tim has gotten estimates for tree repairs from three companies. Two estimates are around $20,000 each and the third company quoted $9,000 but had a narrower scope. This includes both removal of dead trees and some needed tree trimming. David and Tim will continue to work with the companies to create comparable quotes and try to get the price down.

**Architectural:**

The Sligars at 112 Hidden Point continue to work on their backyard project. Final materials for the structure will be submitted to the board for final approval as they are known.

Doug Couvillion has submitted an architectural request form and plans to fix the damage to their home from the fallen tree. In addition, they will be modifying their deck, redoing the roof, and replacing the existing driveway. The construction has been approved by the city. Estimated completion date is 04/2023. The architectural committee approved this request.

Going forward, we will plan to only allow dumpsters or pods used in construction in residents’ driveways (not in the street, in the community parking spots, or on lawns).

**Welcoming:**

Nancy will welcome Jason Kuhn at 115 Hidden Point soon.

**Board Members:**

The meeting adjourned at 8:14pm.

We will plan to have our neighborhood board meeting October 16th at 5pm. We have asked Nancy to put a flier in each neighbor’s mailbox about the annual board meeting, the yard sale, and the Sumner County hazardous waste collection day.