**March 4th, 2024 Hidden Point Board Meeting**

Attendees: David Moore, Doug Couvillion, Sonja Kelly, Jackie Sligar, Ronald Zellem, Frank Chapman, Nancy Morris, Gary O’Brien, Ron Zellam, Duane Clark

The board met at Gary O’Brien’s house. The meeting was called to order at 6:33pm.

Minutes unanimously approved from the January meeting.

**Treasurer’s Report:**

Per Doug, as of 3/4/24 we have cash balances of $95,536. $20,000 of this is in reserves and the balance is in our operating account. HOA dues have been received from all but 4 residents. Three reminders have been sent to these residents. Doug put together a proposed budget for 2024. We anticipate having at least $5,000 budget surplus for the coming year; however we will be cautious with spending due to unknowns such as tree repair after major storms.

Doug discussed that it would make sense to put some of our idle funds to work for us, such as putting them in a CD for 9 to 12 months. We can also set up a money market account which will earn us 2.5%. It was approved by the board to have Doug put $30,000 into an account that will earn interest. He will look into rates.

**Special Issues/Projects:**

David has been working on refreshing the website with a web developer. They are charging $500 for the service to completely revamp the website and train us on how to use it. There is also a cost of around $200/year for website hosting.

Flashing speed limit signs have gone up in price and are now over $3000. David found a flashing sign that says pedestrian crossing for around $900. David will talk with a city official he knows and see if there are any options the city can provide to slow down traffic on Meadowlake.

Duane has offered to pressure wash the playground/pickleball court area and Gary has offered to help. They will do this when the weather gets a little warmer.

Future project ideas for the park area include a covered pavilion and more seating.

**Landscaping/Lighting:**

Alec from Lancaster Landscaping came to give an update on landscaping progress and give ideas for future projects. He provided samples of different rocks and pictures of possible flowers to plant. He is considering which plants the deer are attracted to and what plants may thrive in our dry islands. Large rocks would work well as a low maintenance solution to beautify the dry islands. Alec will work on pricing out options for us. He plans to start mowing in the next 1-2 weeks and will plant any new plants the beginning of April. Alec also provided the new contract that will begin soon. Rates remained the same as last year and we will plan to continue services with Lancaster at this time.

There is a stump on the big island on Ashland Point that needs to be grinded down. Alec estimates around $200 to have a man he works with grind it down. This was approved.

Extreme Lawn service will open up the system in April. They have raised their rates for the year, but we hope we will not have to spend on a lot of new maintenance this year since they fixed many of the problems last year. We will think about putting large rocks on some of the islands that vehicles tend to drive on in order to protect the sprinkler heads.

**Architectural:**

Ron Zellam at 119 Hidden Point requested to put in a whole home backup generator. This was approved.

Tim Crean at 117 Hidden Point requested to put in a whole home backup generator. This was approved.

Stephen and Jo Kriegish at 106 Liberty Cove requested to replace all windows and doors. This was approved.

Steve M at 146 Ashland Point requested to replace his landscaping. This was approved.

The Sligars at 112 Hidden Point requested to modify their front elevation. Additional architectural drawings were requested but the board felt that the modifications would be a positive improvement to the home/neighborhood.

**Social:**

Sonja has been thinking about doing a party in the park this spring, possibly in June.

Ron presented a template for the HPYC (Hidden Point Yacht Club) flag. He would like to offer it to everyone to be available for purchase.

**Welcoming:**

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

**Board Members:**

The meeting adjourned at 8:02pm.

The next meeting will be April 15th at 6:30pm at Ron’s house.