

Hidden Point - HOA Meeting Minutes

Tuesday, 9/1/2026

Call to order at 6:35

Review past minutes-approve

Attendees: Jeff Nelson, Gary O'Brien, Ron Zellam, David Moore, Doug Couvillon, Sonja Kelly, Frank Chapman

Guest attendee: Nancy Morris

- David mentioned that Kirk mentioned reducing the number of required meetings from 10/year to a smaller number. It is a bylaw, so will need to go through a process
- David reported that the street lights have been updated

Doug reported on the Operating Budget

- Slightly improved on ytd "extra expenses" as we've not spent as much as anticipated on maintenance items
- Not alot of "new"
- There was a discussion of what would be necessary if we needed an emergency assessment for a major repair
- Doug mentioned that there should be "teeth" in penalties when homeowners don't do as they should; Nancy mentioned that you have to have an attorney to litigate a penalty fee and we don't have the budget for that. Frank mentioned that you can put a lein on the house
- Jeff mentioned charging a fee for improvements that must be approved by the Architectural Control Committee
- A proposal was made to increase the Capital Improvements & Transfer Fee from \$300 & 500 to .1% of purchase price of the house
- It was suggested that we ask Duane to ask his attorney about the ability to do this. Frank will review bylaws about this as well.
- Frank said that there was concern about the property lines at Sheriger's new construction; the setbacks from the corp property will require City approval
- Fencing will be anodized aluminum
- Frank informed them that they would need to assess a \$1500 fee to be held in escrow in case there are any damages to HOA property
- Questions:
- What is the brick color/Justine has indicated that the brick will not be the color of either neighbor and will be consistent with the neighborhood

Sheriger - New Construction

- Board will vote to approve the Sheriger's home - structure
- Exterior finishes (roof, brick, paint and fencing) must be approved once selected
- \$1500 will be held in escrow to ensure no damages to HOA property
- Board voted to approve the site plan and elevations; Gary O'Brien abstains because he has not reviewed the site plan & elevation
- Board reserves the right to approve exterior selections
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Bylaw changes being considered:

Within next 2 months, a review of bylaws need to be made to determine viability of increasing/creating the following fees:

Assessment of fees:

- Fee for building/major improvements to be held in escrow in case of damage to HOA property to .2%
- Increase Capital Improvement & Transfer Fees to .1% of purchase price of the home
- Penalty for issues related to homeowners not abiding by the HOA CCRs

Irrigation/Landscaping:

- Ron reported on leak found and repaired.
- He went to the city for credit on water bill and was granted \$240 to the neighborhood; he will follow up and ensure that we get the refund.
- 4-5 Leaf pick ups scheduled
- Pickleball lights - currently have halogen lights; 1 has been replaced with LED lights
- 2 options:
- Put LED lights in remaining poles (7 LED light and ballast-installed) - \$1740
- To replace with all new fixtures (\$5200)
- David will ask if there is any advantage to changing the bulbs vs replacing the fixtures

Clarice to do professional photography in the park:

\$125/family for one hour session

Garage Sale - Nancy to lead this

Saturday, October 24th

Sonja reported on Real Estate activity in last 3 months

- 3 active listings
- 1 terminated listing
- 1 closed in last 3

Next meeting: Wednesday, 7th - Sonja Kelly to host- 6:30pm