

Minutes of HLE Annual Meeting, October 10, 2021

The meeting was called to order by President Amy Snow at 4:34 PM.

President Amy Snow gave an update on the lake project, which is slightly under budget. There are some minor rock work that has been delayed because of needed repairs to equipment. It should be completed within a week. The repairs to the east island will occur on Monday Oct 18th.

Bruce Bosch gave an insurance update. HLE's liability and property policies renew in February, and have not been reviewed in some time. The Finance Committee is considering increasing Directors and Officers Insurance from \$1 million to TBD; and General Liability from \$2 million / occurrence and \$4 million aggregate to \$3 million / occurrence and \$5 million aggregate. In addition, the Finance Committee is raising or adding the following limits effective ASAP: Crime from \$150,000 to \$250,000; property insurance on the gate from \$15,000 to \$25,000; adding \$100,000 property insurance to the bridge. The total cost of the changes is \$465 annually. All changes considered or being made are in line with current insurance standards. In addition, Bruce recommended that each member check their homeowner's insurance for a Casualty Loss Assessment Provision.

Mark Snow, Dale Coppage, and Peter Clark gave an extensive report on Transfer Fees. After considerable discussion a \$7500 transfer fee was approved by the membership.

The Board was strongly considering an Enforcement Resolution for the community. Amy gave a brief history of the concept recommended by HLE's attorney. After considerable discussion, she said that the resolution would be sent out to the membership and requested feedback after the Lake Repairs were completed.

Amy Snow led a discussion about the trees by the bridge have been a concern for a few members. There appeared to be no strong feeling by the membership to have them removed. John Wells noted the bridge will be covered in the updated insurance plan which should ease any worry regarding tree removal or not.

Beth Dolph will be leading the transition with Metro Gate for the new Call Box. Be on the lookout for more instructions and important dates.

Nominations were opened for the open Board of directors position. Neil Nedelisky was the only person nominated and was elected to a new term and agreed to one year, followed by Ben who would consider taking his place.

Amy Snow gave a brief update on of the lake dredging project.

Earlier this year the Board became aware that Common areas from the original development of Hidden lake Estates were not transferred to the HOA as required by the CC&R's. In May one of the original developers signed over quit claim deeds to the HOA for the common area comprising the lake and the access road to the inlet. In addition, three small parcels that were originally part of the common areas adjacent to the lake and maintained for the past 15 years by the HOA are now under negotiations with the property owner of Lot #21 to secure easements for the general use and grounds maintenance of those common areas as had been the practice over the years. Due to a lack of progress in those discussions a lawsuit was filed and the HOA is also a party along with a concerned homeowner. Because there was not a HOA budget item the homeowner is funding the legal and related cost. A court date is set for February while discussions continue to secure the easements for the HOA. Anyone is welcome to contact Jeff Seymour with questions.

There was a brief discussion of holding ponds yet to be cleared. Peter Clark reports this was an annual activity but has been neglected for at least ten years. Amy Snow summarized that the plan for identifying and cleaning them was still to be developed.

The meeting was adjourned at 5:55 PM.

Minutes submitted by Don Aughenbaugh Secretary/Treasurer