

Hidden Lakes Estates HOA Board Meeting

Thursday, June 17th, 2021 6pm PST at 15125 Lake Ridge Way

Board Attendees: Don Aughenbaugh, Neil Nedelisky, Amy Snow

6:08pm call to order

Approval of Agenda

Trees at the bridge- 3 vendors all report neither tree appears to be an imminent threat of falling to require immediate removal. Will take this issue to the annual meeting for discussion and approval. Capital Contribution Fee- Decide to add to the annual meeting for approval and give homeowners notice.

Have Comps for transfer fees from other HOA's- Peter and Mark both have seen this common HOA practice.

Lake Maintenance

Concrete around the east island to preserve it- \$5K approx. cost

Motion to spend \$5K by Don, approved.

Trees on the Dam, whether to keep or not-will seek advice

Dam Repair

3 options-

- DIY Boulders/ Brian
- PLI Pilings
- Parker Pacific – dig sediment out next to dam, smaller boulders, perhaps concrete

Discussion about what the lake brings to the community.

Dredging option discussed

Motion to proceed with a long term plan for the dam repair, Neil seconded, approved.

Ad Hoc Committee Formation/Legal Representative for HLE Common Space & Lot 21 for the purposes of easements. Bruce will chair the committee and attend our executive meeting for further insight from legal counsel.

7:13pm Motion to adjourn to Executive Session to Meet with Attorney Jeff Seymour to seek legal advice on Lot 21.

7:34pm Return to Regular Board Meeting.

Authority given to Bruce to run committee and make decisions relating to easement and access to the inlet pipe for the lake on behalf of Hidden Lake Estates HOA. The HOA won't join the lawsuit at this time but will join if/when needed. Jeff Seymour to write up resolution to join.

Next meeting will follow immediately after Annual Meeting in the Fall.

Board Meeting Adjourned 7:56pm