

TO: All Homeowners of Record Hidden Lakes Estates

DATE: July 29, 2013

FROM: Hidden Lakes Estates Board of Directors

SUBJECT: NOTICE OF ANNUAL MEETING

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All homeowners are hereby notified that the Annual Meeting of the Hidden Lakes Estates is called as follows:

DATE: Wednesday, August 14, 2013

TIME: Sign-In at 6:30 p.m. Call to Order at 7:00 p.m.

PLACE: The Home of Chris Sirpless  
15353 S. Lake Ridge Way  
Oregon City, OR 97045

PURPOSE To transact association business, which may properly come before the meeting or any adjournment thereof.

SUMMARY  
AGENDA:

1. Sign-In - 6:30 p.m.
2. Call to Order – 7:00 p.m.
3. Proof of Notice of Meeting or waiver of notice
4. Reading of the Minutes of the preceding Meeting
5. Reports of Officers
6. Reports of Committees
7. Election of Directors – (1)
8. Unfinished Business
9. New Business
10. Adjournment

*Pursuant to ORS 94.655 (3)(a)(b), the Association hereby gives notice that if a quorum is not met at the 2013 Annual Meeting, then the Meeting will be adjourned for 5 minutes. At the conclusion of the 5 minute adjournment, the Meeting will be reconvened and the quorum requirement will be automatically reduced to 20% of the members entitled to cast votes.*

**PROXY: WHETHER OR NOT YOU PLAN TO ATTEND THE ANNUAL MEETING**, please complete the enclosed Proxy form immediately and return it in the enclosed envelope as soon as possible to:

***Superior Community Management  
P.O. Box 4585  
Tualatin, OR 97062***

By returning your Proxy, you help ensure that a **quorum** will be present at the meeting. If there is not a quorum, the meeting will be adjourned without any business being conducted. The reconvening of a meeting requires additional time and expense.

**NOMINATIONS:** On the back of the Proxy is a form to nominate candidates for election to the Association's Board of Directors. **One (1) position will be filled at the meeting.** If you wish to nominate the candidates of your choice, please fill out the enclosed nomination form and return with your signed Proxy.

# HIDDEN LAKES HOMEOWNER ASSOCIATION ANNUAL MEETING AGENDA 08.14.13

1. Sign-In - 6:30 p.m.
2. Call to Order – 7:00 p.m.
3. Proof of Notice of Meeting or waiver of
4. Reading of the Minutes of the preceding Meeting
5. Reports of Officers
6. Reports of Committees
7. Election of Directors – (2)
8. Unfinished Business
9. New Business
10. Adjournment

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P.O. Box 4585  
Tualatin, OR 97062

[www.superiorcommunity.com](http://www.superiorcommunity.com)  
[info@superiorcommunity.com](mailto:info@superiorcommunity.com)

T: (503) 684-1832  
F: (503) 684-1834

September 13, 2013

Re: Minutes from 2012 and 2013

Dear Hidden Lakes Homeowners,

The Hidden Lake HOA Board has voted on our 2013 Annual Meeting minutes and wanted to get them out to you along with a copy of the minutes from 2012. In addition to the information included in the minutes, I would like to take this time to add a few more pieces of information:

Darrell McNeel continues to support all the work involved with maintaining the security system at the gate and providing us with gate codes, gate openers, etc. This is a most important function and one that we truly appreciate.

Bill Gaffi is still reviewing roadway delineators. He has checked with ODOT and Washington County Road Maintenance for help finding better looking posts than those he found at a local safety supply company. He will identify better posts and will work with Washington County to chase them down. This shouldn't take much longer. Bill also cut all the grass on Lot 21 on the left side of the road as you head toward Redland Road. He did this on a very hot day and it was a huge effort. Kudos to Bill! So glad he has that nice tractor!

There will also be added maintenance on the lake. Keith and Bill will be working on this and Peter Clark has also volunteered to assist. There will also be a review of how to prevent so much algae build-up in the future.

Neighbors are reminded not to leave the gate open for parties—contact Darrell if you need one-time access for an event.

Also, off-road vehicles are not to be used in the common areas. Last year we had an incident of local 'campers' not using proper bathroom facilities. This was quite an unacceptable surprise to those walking the common areas.

Finally, the board will soon be proceeding with a reserves study to be conducted this fall.

Regards,  
Chris Sirpless, President; Hidden Lake HOA Board

Hidden Lake Home Owners' Annual Meeting  
August 14, 2013

The meeting was called to order at 7:00 PM.

Eric Gordon of Superior Community Management verified that a quorum had been established.

In Matt Bailey's absence, Chris Sirpless read the minutes from the 2012 HOA meeting. The minutes were approved by all present.

Reports of Officers:

Bill Gaffi, Treasurer, reported that Association dues are currently keeping up with our expenses and the Board had agreed to leave the annual assessment where it now stands. Some funds, if still available at yearend, may be moved into the HOA's reserves. It was noted that there are two assets that could cause us significant added expense at some point: the bridge and the lake, either of which could have issues that would be very expensive to address. However, Eric Gordon gave wise counsel that the HOA not go overboard with establishing reserves and suggested that the HOA work up to approximately 60% of the recommendation. At the same time, it is prudent that we secure a reserves update since it has been a number of years since our last reserves report; the board will be taking on this action item.

Reports of Committees:

Keith Coppenger reported on the Landscape and Architectural committees. The plan is to re-bid the landscape maintenance contract this fall. Concern was noted about the health of the lake, which is in need of attention (perhaps we should consider aeration?).

Another concern was about the Weeping Alaska Cedar trees at the front gate—are they dying? In addition, volunteer Alder trees are growing up the hill along Hidden Lake Drive, will soon be out of control, and should receive attention by homeowners to better incorporate that street area into the neighborhood. Consider what the county requires from roadways as a place to start.

Bill Gaffi also reported that some trees need to be removed around the dykes but the large ones are to be maintained because of the deep roots. There is also an invasive species of Japanese Knotweed that needs to be sprayed; other brush also needs to be removed from the dyke.

The condition of the lake is a concern to all. There is too much algae floating on top and it does not appear to have received much, if any, treatment this year. Bill Gaffi and Keith Coppenger are working on this.

Lot 21 fields on both sides at the entrance is non-compliant and needs to be mowed. Bill Gaffi is reviewing options with Kent Ziegler.

Election of Directors:

The Board elected not to replace the open Director position. This left the position open for them to appoint someone. (Matt and Bill agreed to reappoint Chris Sirpless until the legal issues around Romeo

and Juliet and Lot 21, both owned by Kent Zigler, were resolved at which time Chris will tender her resignation.)

New Business:

Douglas (Lu-Ping Tseng) suggested the HOA consider changing Hidden Lake to some other name to leave behind all of the bad publicity on the Internet around the Romeo and Juliet property. This idea was well received by all those in attendance. There were several suggestions for names, one being around a vineyard idea and another one around the original name of the lake which appeared to be quite favorable: "Bull Frog Lake". If anyone looks back on old maps, this is what it was recorded as being, and is the name celebrated in legends surrounding the neighborhood. It is perhaps too early to vote on a new name because we should wait until Romeo and Juliet and Lot 21 are cleared up, but we should be ready to act shortly and very quietly once these legal issues are resolved. Douglas explained three ways of changing the name from Hidden Lake, from simple but only cosmetic to more established but a bit more complex to accomplish.

Both Douglas and Julie Allred have offered suggestions on how to improve communications within the HOA. One idea is to send out regular emails and another is to create a Website where updates and general information can quickly be posted for everyone to read. Board members will be following up on improving communications.

The meeting was adjourned at 8:45 P.M.