

HIDDEN LAKE ESTATES 2015 ANNUAL HOMEOWNER'S MEETING
DRAFT MINUTES for August 27, 2015

6:45 PM CALL TO ORDER at Sirpless Residence

Proof of Notice of Meeting - Eric Gordon of Superior verified that a quorum was reached between attendees and proxies.

Reading of the Minutes of the preceding Meeting (2014 – Julie). A motion was made and seconded to accept the minutes, which were then unanimously approved.

Reports of Officers:

Chris Sirpless – Status of Homeowner Dues for 2016 – Dues remain the same for one more year.

Issues around road safety—our private roads are used by cars, trucks, bicyclists, walkers and runners. Because there are no sidewalks or bicycle paths, our roadways must be better marked to avoid HOA liabilities. Keith and Bruce will report on their research.

We successfully recovered Lot 21 past dues, which were paid during a refinance: \$22,344.99.

Superior is maintaining delinquent dues on the books for Lots 29 and 32, which amounted to \$26,170.21 at the end of July.

Special Assessment Insurance may be an option for homeowners to add to their existing policies.

Julie Allred updated the 2015 Roster and emailed it to Superior for distribution along with the draft minutes, and additional attachments.

Bill Gaffi reported on several meetings with the Greater Oregon City Watershed Council to address the health of Abernathy Creek. We have also identified Japanese Knotweed at the lake that will require eradication. Discussion with several groups will be ongoing. Bill is also using his equipment to clean out an eroded area at the end of the lake nearest his property.

Eric Gordon of Superior read off the current P&L showing our financial picture.

Reports of Committees:

Bruce Ament reported on Architectural Review Committee (ARC) business and the importance of everyone adhering to the CC&R's. He emphasized that ANY and ALL additions and changes MUST be approved by the ARC. This includes Lot 29, which is in the process of being built, and Lot 32, which is awaiting plan submittal. Bruce will contact Dave Patterson, the owner of Lot 32, regarding review requirements.

Road Safety--Bruce and Keith presented various solutions; signage, road markings, caution on blind curves, braille bumps. It was noted that each speed bump can add as much as 7 seconds to emergency vehicle response time. A motion passed to send information out to all HOA members with options asking for comments and suggestions back within ten days, and which, if any, option should be implemented.

Keith Coppenger, Landscape Committee, reported that the Lake had been hit by a particularly bad year for algae bloom. The remedy would be to move the water, any means of which would be a costly endeavor.

The Dam Road is eroding; Keith believes that any involvement outside of professionals would be huge exposure of liability. Keith noted that he had brought in huge chunks of concrete in order to mitigate further erosion, making it difficult to walk the road. Keith recommended the road be made off-limits as it is barely passable and explained that we need to address this issue once Abernathy Creek is more at risk.

The Landscape contract is up this year and will go out for bids.

Elections:

Two board positions were vacated--one by Chris Sirpless, President, and one by Julie Allred, Secretary. Motions were made and seconded to elect Keith Coppenger to the board and to re-elect Bill Gaffi to a second two-year term. Both motions were unanimously approved. This leaves one position still open. Board positions are to be determined among the new directors; three individuals are being considered by Keith and Bill to fill the open chair.

Old Business:

Enforcement Resolution: Eric explained process and intent of the Enforcement Resolution. A copy of the document will be mailed to all Homeowners along with this year's draft minutes. All are invited to provide comments back to the new board with a thirty-day deadline at which time the board could go ahead and adopt the resolution.

A motion was made and seconded to table a name change for Hidden Lake Estates. This motion was then unanimously approved.

New Business:

The group discussed developing the path on the opposite side of the creek for walking, which takes advantage of more of our common space.

Several homeowners voiced concerns about unauthorized activity in and around the Lake. To avoid accidents and liability issues, any Hidden Lake member who allows friends or family to camp at the lake should advise one of the HOA board members. It was also suggested that visitors be accompanied by an HOA member when accessing the lake for any reason.

The new board will explore the idea of a Community Website for improved sharing of information.

Ron Wade is to seal off access from Unity Lane as this is one way the uninvited public can gain access to Hidden Lake Estates.

Adjournment:

A motion was made and seconded to adjourn the meeting. This motion was then unanimously approved.