

Hidden Lake Estates HOA Annual Meeting
Reports of Officers and Committees
November 15, 2017

Report of Officers

Excluding HLD, all homeowners' dues are current.
Our reserve account is plentiful.
2018 HOA dues to be \$1,653.56.

Report of Landscape Committee

- Winter weather prep
MDL Landscape Maintenance has added a snow plow attachment for the tractor to his arsenal. A pallet of ice melt is stored at Bill Gaffi's compound. Ten yards of road gravel is stockpiled at the East end of the bridge.
- Critter combat
The HOA has purchased two live animal cage traps and will be placed in an effort to diminish the nutria population. Additional wire wrap will be placed on tree trunks as necessary to guard against our beaver buddies.
- 2018 projects
Roadway crack filling and seal coating will be done in July or August.

A make over at the development entrance is planned for the spring. The work will include pruning, new shrubs, boulder placement and bark dust. Annuals will be planted to add color.

Access to the dam from the West side of the bridge will be improved. Minor grading and over seeding is planned to create a maintainable walking path.

Tree removal on the East side of the bridge near the beginning of the access road to the dam.

Report of the Architectural Review Committee

- Lot 27
Trace and Alicia are on schedule to complete their new home and join our community in January.
- Lot 32
David is currently preparing construction drawings for his new home and plans to break ground in the spring.

TO: All Homeowners of Record Hidden Lakes Estates **DATE:** 10/12/17
FROM: Hidden Lakes Estates Board of Directors
SUBJECT: NOTICE OF ANNUAL MEETING

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

DATE: Wednesday, November 15, 2017
TIME: Sign-in at 6:15 pm Call to Order at 6:30 pm
PLACE: Michele and Greg Marvell's Home
15297 S Lake Side Ct.
Oregon City, OR 97045

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

SUMMARY 1. Roll Call
AGENDA: 2. Proof of Notice of Meeting or waiver of notice
3. Reading of the Minutes of the preceding Meeting
4. Reports of officers
5. Reports of committees
6. Election of Directors
7. Unfinished Business
8. New Business
9. Adjournment

A brief Board meeting may follow the Annual meeting.

Pursuant to ORS94.655 (3) and Bylaws, Article 3.8, the Association hereby gives notice that if a quorum is not met at the Annual Meeting, then the Meeting will be adjourned to a time no less than 48 hours no more than 10 days from the time the original meeting was called. At the conclusion of at least 48 hours, the Meeting will be reconvened and the quorum requirement will be automatically reduced to the greater of either one-half of the quorum required in the bylaws or 20% of the members entitled to cast vote.

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.