

MINUTES FROM THE HIDDEN LAKE ANNUAL MEETING May 7, 2012

Matt Bailey read the minutes from the last HOA meeting. The minutes were approved by all present.

Chris Sirpless introduced Eric from Superior Community Management (SCM). Eric explained their responsibilities, including financials, neighborhood problems and neighbor disputes.

Chris explained that Brian Griffiths took over as the treasurer, Matt as the secretary, and Chris as the president.

Peter Clark stated that the lien holders on lot 29 have asked him to sell the property for whatever they can get for it. It is difficult for the HOA to collect dues on some of these properties. It is generally not recommended to take over the properties in foreclosure, due to the difficulties of dealing with the property as owners. SCM contracts with law firms in order to collect.

The Speiss property had a cash offer of \$110k. The bank elected to foreclose rather than accept the offer. The cash buyer is still interested, once it is relisted.

Officers report:

Brian confirms requests to pay invoices, and then communicates with the rest of the board members.

Landscaping report: (Mindy and Keith):

MDL is signed to a two year lease, with a 30 day "unhappy" clause. Mike is on site Monday's but also at other times during the week. A contractor coming in to provide an estimate for cleaning the retention ponds, erosion control, and dam maintenance. MDL does not clean up dog droppings, please take care of this yourselves.

The committee is getting three bids for bark dust for the common areas. Neighbors will be notified, in case they want bark dust at the same time. The search and destroy mission for the nutria and beaver was unsuccessful.

Please do not drive gators off-road around the neighborhood until the ground firms up.

Algaecide is put in the lake to control algae bloom, which turns the lake blue temporarily. MDL also skims the algae around the perimeter of the lake. The lake is not deep. Large-mouth bass are in the lake. Catch and release is OK. The geese are doing well this year, only one gosling has been lost to date.

The hill by the lake has a dangerous drop off from the road. Possible suggestions include landscape boulders, guard rails with stripe, 8ft signs. This issue has been turned over to the landscape committee.

Architecture review:

There is a house that has never been landscaped after several years. Repeated letters and verbal requests have gone unheeded. This will be turned over to the management company. The HOA documents give the board some options to deal with this sort of problem. At this point there are no fines defined, this will be addressed over the next few months.

Lot 21 needs to be mowed to prevent a fire hazard. Fire season starts May 15th, and states that growth may not exceed 24 inches.

We need to have a reserve study done. Eric says we're at about 45% funded. Collecting arrears would take care of most of the deficiency. We only need to be up to about 60%.

There could be issues with the lake. The state says we need to have money for "capital maintenance" that needs to be performed every 1- 30 years. Ray stated that reserve money has been used to remove cotton wood trees, and dam breach problems. Does it take into account the potential problems with the Romeo & Juliette house?

Some money was collected by the HOA attorney from the garbage collectors, whose chains damaged the road. That money will be saved and earmarked for resurfacing the roads either this or next year.

Brian gave an update on the Romeo and Juliette house. A public hearing was held in April regarding the hazardous building condition. The hearings officer will issue his report this week. The board has been trying to work with Kent to resolve the matter. The board will consider a lot line adjustment, which would allow him to subdivide another property and move the dwelling unit to the new lot. Kent is stripping the house. The board will be talking with the attorney tomorrow regarding what action can be taken. The demolition team is supposed to be here later this week; however, Kent still has not decided what he is going to do.

The county is also foreclosing in lots 21 and 29. There are encumbrances on the properties also.

Nominations for open directors:

There are no openings at the moment. In the future, we will need to stagger the terms. A motion was made and sustained to keep the board for another year.

Other business:

If you're having a party, do not tape over the photo cell. It is hard on the relays and may cause otherwise unnecessary maintenance. Darrell can give residents a temporary code to open the gates.

There were no objections to removing the for sale sign in front of the neighborhood. It can be put back if there is another house for sale.

Adjournment:

The motion to adjourn was seconded.