

## HIDDEN CREEK HOMEOWNERS ASSOCIATION (HCHOA) MINUTES

Call to order: 7:03 p.m.

03 March 2020

Board of Director Members Present:

- Don Bisson – President
- Kathy Pope – Vice President
- Erskine Valrie – Secretary/Treasurer

Mr. Bisson began the meeting with a moment of silence for the Tornado victims in Tennessee.

Mr. Bisson stated there were two (2) reasons for the meeting:

1. Annual Meeting assessment discussion.
2. Treasurer Report and acceptance vote.

Each household in Hidden Creek assessed \$300.00 dollars for the year. This is low for a community HOA assessment. Great improvements on collecting the assessments. In 2016, only 83% of homes paid the assessment leaving the board to deal with negligent homeowners refusing to pay yearly fees. In 2020, 98% of homeowners paid the annual assessment. This is great news for the HOA and the Board of Directors.

Attendance was good. Mr. Bisson determined a quorum was present to proceed with voting of new directors.

Copies of the Annual Budget Report were passed out. Mr. Erskine Valrie reviewed the report. He commented that expenses per month were stable at \$2700.00. This monthly expense includes the pool, groundskeeper, electricity, etc.

Mr. Valrie believed this number would go up based on the need for improvements to the Hidden Creek Clubhouse. The Clubhouse needs a new roof. The committee is working on it and will receive three (3) estimates from local roofing companies.

Ms. Whyte Given wanted to thank the Board for having a crew clean up the creek area near her home. The abundant rain of the last few months has caused problems near the bridge and several areas of the creek. Homeowners are encouraged to call the county to have the debris cleaned out leftover from the flooding. Apparently, the county finally sent a crew to clean her area. She was grateful for their work.

A motion was made by Mr. Jim Keeton to accept the Proposed Annual Budget. The motion was seconded by Ms. Brooke Healy. The budget passed with no dissenting votes.

Old Business:

Mr. Bisson continued. He stated there was no old business. Everything had been addressed and fixed including the pool liner and new furniture.

Mr. Stan Lillie commented that the Hidden Creek HOA Website was out-of-date and needed work. There was discussion on this from the group. Mr. Bisson commented that he was aware the webpage needed work. Past efforts to get the site updated were not entirely successful. Money would need to be allocated to hire someone to fix it. Mr. Bisson stated that next year's Board of Directors would need to address this problem. The budget has a line item of \$500.00 set aside for this purpose.

New Business:

Mr. Bisson continued to New Business with a review of the HOA Covenant Term limits for board members. Mr. Bisson, President, and Mr. Valrie, Secretary/Treasurer, have a 2-year term limits which expire at the end of March. Ms. Kathy Pope, Vice President, currently is starting her last year of a 3-year term.

in recent years, the Clubhouse has been updated with fresh paint and a makeover. This year the pool liner was replaced and new furniture purchased. Work still needs to be done on the pool. Mr. Greg Williams commented that several overhead lights were broken, the gate needed work, the pool area needed a fresh coat of paint, new footpads are needed on the ladders, and new filter covers are needed for the filters. Replacing the liner every few years is expensive and complicated. We should consider looking at alternatives.

Mr. Bisson introduced the head of the Nomination Committee, Mr. Jim McWhorter. Mr. McWhorter said the committee had been working to identify candidates to replace the departing board members. Dr. Constance (Connie) Wilson and Mr. John Axtell have both submitted resumes for consideration. Copies of the resumes were circulated to the members of the group. Mr. Robby Koester then initiated discussion on the process used to identify candidates. The bottom line, while many people in the subdivision are willing to comment and provide suggestions, few are willing to step up and volunteer to take on the responsibility of serving on the board or one of the committees.

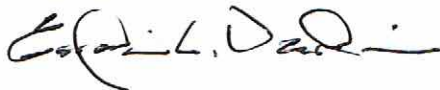
Ms. Rena Calzada made a motion to accept the nomination of Dr. Wilson and Mr. Axtell for the Board of Directors. The motion was seconded by Mr. Greg Williams. The motion passed with no dissenting votes.

Ms. Margaret Stimpson was recognized by Mr. Bisson. She is a local real-estate representative. She regularly brings clients through the neighborhood. She is concerned about maintaining property values. Her clients ask about junk and debris on the side of the road and whether that's a problem in this housing area. Some homeowners tend to ignore the HOA policy on when trash can be put on the curb for pick-up. This service is conducted in our area once a month. The HCHOA has limited power to admonish homeowners that ignore the rules.

Mr. Bisson made some closing comments before the meeting adjourned. The HCHOA community needs to improve communication among homeowners. Mr. Bisson says he enjoyed his time as the President of the HCHOA but decided it was time to step down.

The HCHOA annual meeting adjourned at 8:03 p.m.

Submitted by:



Erskine L. Valrie  
Secretary/Treasurer