

7 March 2024

## Hidden Creek HOA Yearly Meeting

Board Members:

Robby Koester – President

Amy Hester – Vice President

Bryan Medlan – Secretary/Treasurer

Call to order – 6:43 p.m.

Robby opened the meeting by thanking everyone for coming.

Bryan reviewed the 2023 budget. A new roof was put on the Clubhouse. The wall damage was fixed. Hidden Creek had to pay a deductible but the rest was paid by insurance.

A new liner was put in the pool a few years ago so the liner should be okay for 2024. The Clubhouse no longer has a phone and cable. Only internet remains.

New ceiling fans should be installed in the Clubhouse in 2024.

The cost for groundskeeping will go up in 2024. Vicky Winters asked if the crew was supposed to mow on a weekly basis. In addition, they should be spraying periodically. Vicky is not happy with the current mowing team and suggested we needed to get another crew.

Robby stated that the lighting in the entryway needed to be fixed and that we may upgrade the landscaping as well.

Bryan stated that the board has made some changes to the way they maintain the budget. Now there is one bucket of funding for all of the committees. The Christmas decorations need to be updated and the water budget is lower. Sonja Medlan is chairman of the decorations committee.

Bob suggested we need to get rid of the internet in the Clubhouse. Bryan stated he uses the Clubhouse to work on the budget and needs the internet for his work.

Robby asked if there was a motion on the floor to approve the budget. Brooks Keeley made the motion to approve. Vicky Winters seconded the motion. It was approved.

Robby stated that parents need to police their kids when using the pool. People need to be mindful of their language and to not use loud music. Homeowners need to say something to people that are being disruptive. Homeowners have a right to police the pool. All guests must be accompanied by a HOA member. Robby reminded everyone that the pool area is supposed to be a family environment. People doing cannonballs into the pool need to be careful around younger children. Donna Hall is in charge of reservations for the Clubhouse.

Robby stated that some of the sidewalks have been fixed. Some areas still need work. The county needs to come in and fix them along with the road. The county fixed the dip in the road which was caused by a break in the water main.

Kevin Kinion asked if we could do something about getting the utility boxes fixed. Robby said he would have to call the utility company to get them to fix the boxes.

Bryan suggested using Hughes Properties to help run the HOA. Hughes Properties would increase connectivity to the residents, handle day-to-day finances, uphold the bylaws, administer mailings to the residents, and take a lot of work/stress away from the HOA board members. The company has an App the residents can download and use to make requests and ask questions.

There was a lot of discussion on this topic.

What if we were not happy with the service? There is no contract for this service. Only an agreement will be signed. We can cancel the service if we don't like it.

Is there a probationary period to see if we like it? Yes.

Do the rates go up every year? HOA dues would increase by ~\$75.00 a year. The rate is set for 2 years and then will probably go up if we sign a new agreement. They will not have an office area on site. The company will be able to fine residents through the App. Residents were concerned about the company being overly zealous in enforcing the HOA codes. Robby stated they won't police without the boards' concurrence.

A total of 3 companies were looked at for this job. Hughes Properties had the best proposal. This HOA board is considering this as an option. They are still looking at it in terms of what categories we want them to handle and what needs to remain solely with the HOA board.

Robby opened the floor to nominations for new board members. Robby and Amy's terms are over and they both want to step down from HOA duties. Nathan Lau and Daniel Coltie (?) volunteered to fill in the vacant spots on the HOA. Nathan works for the FBI and Daniel is an Engineer working for PeopleTec at the Missile Defense Agency. Jim Slaughter made a motion to approve the nominations. Raul Calzada provided the second motion. The motion was approved.

Robby continued the meeting with a discussion on the requirement to have homeowner mailboxes within HOA code. All mailboxes must be brought up to acceptable standards by Jun 1. Exceptions to this directive are the houses on Blake Bottom Road and on the corner of Bishop Road. The HOA provided a flyer with a company that produces acceptable mailbox parts. Bob was concerned about the definition of "standardized" for the mailboxes. It could potentially open a "can of worms". His concern was noted and the meeting moved on.

Construction on Blake Bottom should begin in 1 year starting with the Utilities. They should begin construction on the road in 2 years.

Jim (?) asked about the option of painting brick houses, using metal roofs, and using solar panels. All of these options are prohibited by the bylaws and would have to be approved by the HOA to change the bylaws. If a homeowner wants consideration for one of these options, they must contact Greg Williams on the Architecture Committee to start the process.

New county laws prohibit dogs from barking more than 30 minutes or more than 10 minutes continually. Contact the Sheriff's office if you have a complaint about a barking dog.

Several homeowners asked for new key cards. Amy took care of it after the meeting.

There was a motion on the floor to end the meeting. Daniel made the motion and Raul seconded it. The meeting adjourned at 7:59.