

# Meeting Minutes

## Hidden Creek Homeowners' Association (HCHOA) Yearly Meeting

Date: February 27, 2025

Time: 6:32 pm

Meeting called to order by: Bryan Medlen, HCHOA President

In attendance: Board of Directors members Bryan Medlen, Nathan Lau, Daniel Coltey, and other homeowners representing 33 properties

### Agenda:

- I. Welcome
- II. Discussion of 2024 Activities
- III. Budget Presentation
- IV. Discussion of Additional 2025 Topics
- V. Open Discussion

Bryan opened the meeting by welcoming attendees and introduced members of the Board of Directors.

Bryan reviewed 2024 activities. He reported: No significant projects were undertaken in 2024. The Board continued investigating retention of a management company to support the HOA. The Board is planning to hold an interest meeting for those with further questions regarding the details of implementing a management company.

Daniel presented the 2025 budget document including 2024 actuals. He noted that 2024 expenses were generally lower than budgeted due to the lack of significant projects or repairs in 2024. Reviewing the projected budget for 2025 expenses, he noted that specific line items were increased including \$10,000 budgeted for clubhouse HVAC Replacement and \$10,000 budgeted for Clubhouse Furniture and Fixtures to support clubhouse restroom renovations.

Residents voiced questions related to the budget, including:

Whether the budgeted amount for HVAC is high enough? Daniel noted the amount is based on recent expenditures in the neighborhood. Robby Koester noted that the unit for the clubhouse is relatively small. Whether the groundskeeping line item covers plantings at community entrances? Daniel reported that the groundskeeping service does provide replantings at community entrances. The resident requested plantings in 2025 be kept to a lower height to allow for clear sight lines while merging into traffic on Blake Bottom Road. Whether groundskeeping covers upkeep of the creekside area behind the clubhouse? Daniel stated groundskeeping does cover mowing of common green spaces. Bryan noted that the current service does not cover debris removal. The resident requested that the Board work to address safety concerns along the creek behind the clubhouse.

Whether there is an option to reduce the assessment for certain residents? Bryan reported that there is not currently a method available for different annual assessments for each property. He further noted that such an approach would require changes to the community Covenants document.

Why the income for 2024 current year dues is not as high as expected? Daniel reported that the 2024 income line is lower than expected due to a higher than typical number of properties that did not pay the 2024 assessment. He noted that there is an ongoing effort to recover those funds and bring the accounts current.

Robby motioned that the budget be approved. The motion was seconded and a vote was held; the motion carried with no votes against.

Nathan continued the meeting by discussing the Board's intent to investigate updates to the By-Laws and community Covenants in 2025. He asked that residents interested in assisting the effort contact him directly or participate in the appropriate committee. Daniel then asked for volunteers willing to assist in committees to provide their contact information on provided sign-up sheets.

Bryan opened the floor for open discussion. There were several questions regarding the potential for a management company to be retained. Bryan addressed the questions and asked again for anybody interested to indicate their interest in the information meeting on the sign-in sheet. Residents voiced questions about enforcement of the community Covenants, including regarding unsightly conditions on specific properties and the appropriate times to put out and retrieve trash cans from the street. Board members responded that the contact information on the web site is up to date and any specific concerns can be conveyed to the Board members to be addressed.

A motion was made that the Board of Directors should be provided a stipend for their work supporting the HOA. The motion was withdrawn after discussion regarding the tax implications and restriction on such an action by the By-Laws. A resident requested more information on the vacant large home on Bishop Road; other residents provided updates but the Board did not have additional information since it is outside of the neighborhood. A request was made for more frequent communication from the Board; Daniel stated that the official means of communication is by mail and that additional communication methods could be looked at by the Communications Committee if members elected to join.

Additional safety concerns were voiced, especially regarding the clubhouse parking lot floodlight and potential trip hazard near the doorway. Daniel stated that those items were already known by the Clubhouse Committee and that an electrician is going to be contacted regarding the floodlight.

A motion was made to adjourn the meeting and seconded. The meeting was adjourned at \_\_\_\_ pm.