

Hidden Oaks Condominiums Association

Board Meeting Minutes

November 10, 2012 at 11A.M.-Hidden Oaks Office

Board Members Present:

Maurice Sutton –President

Paul Kuehlem–Vice President

Sue Borders –Secretary

Phyllis Ridgway – Property Manager

Brenda Crabtree–Assistant Property Manager

Sandy Swanson –Past President

At 11:02 A.M. the meeting was called to order by President Sutton, determining that we had a quorum, and an agenda was given to all members. Phyllis moved to accept the minutes of the August meeting, Paul seconded the motion and all members voted to accept the minutes.

Old Business

- Phyllis stated that our current budget looks good. Only Unit #127 is behind in HOA dues at this time.
- Sandy reminded us that a formal letter must go out to the Board of Realtors stating that according to our HOA bylaws approved by a quorum of owners, no **For Sale** or **For Rent** signs can be posted near or in windows of units. That information can go to the HOA webmaster, Sandy Swanson, to be posted on the website. Also, the amendments approved at the June meeting must be officially recorded with original signatures.
- Maurice noted that many of the new windows put in recently do not have screens. Phyllis said that those screens are in the storage room. Rick who installed the windows must be notified. He has been paid, but he has not finished hauling off the trash.
- Phyllis stated that two units have had leaks in their roofs, unit 214 and 143.
- It was noted that the HOA newsletter was never sent out. It is on the website. Paul said that he will get Marilyn to email the completed HOA Newsletter to Phyllis who will print it and have it sent out with the statement from Nick.

New Business

- Doggie Poop stations were discussed. Maurice moved to order the stations and Sue seconded. Brenda volunteered to price compare and then order three stations without attached trash cans. It was suggested to fine owners who do not pick up, but that incident must be observed, and a form letter would have to go out before fining owners.
- Phyllis and Brenda stated that water conservation needs to be encouraged in the newsletter. The bill is running as high as \$1,000 more than the same month last year. Suggestions to be mentioned in the newsletter could include checking running toilets, drips including outside drips, using water-saver shower heads, etc. Phyllis reported that timers for the sprinkler system have been purchased, but two more are still needed. Sandy suggested that rates need to be checked...rate increases could account for most of the change in bills from year to year.

- The pool man still forgets to turn off the water at times. Brenda said she will talk with his boss.
- Phyllis reported a strong budget. Sandy said that after the 5-Year plan ends, we should look at the monthly dues in the budget.
- With regard to the next round of window/door installation: Phyllis already has an active list of those interested. It was suggested that there be a formal Installation Agreement to be signed by unit owners. Installation cost will go from \$160 to \$180. The recommendation is to get bids and then decide on a list of three or four approved workmen who are both licensed and bonded. Unit owners would be given the opportunity to choose from this list. The HOA Association will pay a fixed amount and the owner will pay the rest.
- With regard to the foreclosure on Unit 101, approximately \$1,500 is owed in legal fees. If the unit goes to foreclosure and a 3rd party bids, there could be problems. The HOA attorneys suggest we keep an active lien on the property, but drop the foreclosure. Phyllis moved and Paul seconded a move to this effect. Maurice stated that a letter will continue to go out to owners at the third month of unpaid dues, warning of foreclosure.
- Brenda reported that trees need to be trimmed and she will get bids from both our current yard people and others. The trimmings must be hauled off.
- Phyllis and Brenda discussed a Handy Man issue. Our storeroom needs to be cleaned and organized. Sandy will send a list of possible people to Phyllis and Brenda. Seng will be out Monday to clean up his mess, and Sandy will call Rick to clean up his mess.
- Phyllis reported that most of the main beams have been repaired, but there are three remaining beams that need work. Seng did all the beams that are finished. Phyllis will get bids from Seng and others to complete the main beams in Bldg 5. Money is budgeted for the beams. The Board agreed to finish the beams and the work on one garage first. We should use \$10,000 of the \$30,000 budgeted for garages on the beams. Phyllis already has three bids on the garages.
- Sandy stated that garage space should be included in unit square feet.

The next HOA meeting will be held at Hidden Oaks Office on February 9, 2013 at 11:00AM. With no further business, Paul moved and Brenda seconded adjourning the meeting. The meeting was adjourned at approximately 12:35P.M.

Submitted by Sue Borders.