

Hidden Lake Board Meeting Minutes

January 11, 2010 7:30 pm – 830 pm

Hidden Lake Club House

Call to Order

The meeting was called to order at 7:30 pm by Alec. All board members were present.

Election Results

Evan reported that we needed 50 votes and we have 55 votes, therefore all board members are now officially elected for another term. They are:

Alec Uzemeck– President
John Drago – Vice President
Stefani Porter – treasurer
Dick Ginise – No titles assigned / special projects
David Sadat Hosseini – Secretary

Reading of Previous Meeting Notes

Notes were not available to read from last meeting.

Treasurer's Report

Stefani presented the treasury report.

Operating Account: \$33857.53

Reserve Account: \$44150.49

We have several home owners that are behind on their association fees, fines, and other charges. Stefani will run a title report on those homes to see who is the actual home owner and will notify them of the issue. There were 2 homes with most outstanding amount 8411 Samra and 8441 Samra. Stefani will contact Evan to find out the total amount owned and how to get the hold of those home owners.

Topanga Police Report

According to the captain of the station, the total of incidents for the month of December has dropped to 85 compared to the other months in our area. He reminded us to keep vigilant and report any incidents no matter how small to the police. Make sure you have all doors and windows closed and if you have a multi story home, use some kind of alarm system for those windows and doors. He is asking for people to join the neighborhood watch programs to help police keep their community safe. Lastly, the gang activity has dropped 11% city wide.

Revised Reserve Study

The new revised version of the reserve study was presented to the board bi Dick. All board approved changes/adjustments were made to the study, among them were:

- Funding for the decorative concrete was removed
- The remaining useful life of the dock awning and clock was adjusted

Report on Lake Tree Problem

Dick provided the following report to the board. There are 2 trees around the lake that need our attention. Based on the email received and was entered in the minutes of our last board meeting, there two trees are over grown and the root of one of them has lifted part of the fence around the lake. The other tree is reported to make creaking noises as the wind slips through it and the home owners are worried that this tree may break and cause damage to their homes.

Dick has spoken to TRUGREEN LandCare regarding the tree issues and has gotten a proposed price of \$895.00 to cut down both trees. Alec made the motion to accept the proposal as is and complete the project. Stefani and John second the motion. The motion was carried and Dick will report back to us on the next meeting.

The issue with the tree roots lifting up part of the fence was discussed more in detail and the liability of the association, in case of any incidents was discussed. It was decided that we will contact Evan to get a clear answer and if necessary we will contact the home owners to discuss how much they will have to pay to fix the fence in their property. It would be something in the 50/50 range for them and the association.

It was also decided that if we have to replace the entire fence, we would use vinyl fencing and this would be put to vote to the entire community. Dick will get pricing to fix parts of the fence as is and also to replace the entire fence around the lake.

Maintenance Project

Dick stated that we fix portions of the asphalt around the neighborhood every year. This year we have set aside \$25000 for this project. He will contact the asphalt company and will setup the project to complete in spring. Some portions of the walls by the tennis court and the pool are buckling up, we need to fix them and Dick will get pricing to present to the board on the next meeting. He will also get pricing to change the light posts by the club house and the clock tower.

The gate by the pool near the lake is not closing properly again and Frank will adjust the locking mechanism. Frank also mentioned that he has notices a large increase in the usage of bathroom supplies. He and several others in the audience have noticed strangers using the bathroom. Board has decided to limit the key access to the following only:

- The guards
- The mailman
- TRUGREEN LandCare
- Anyone who is renting the clubhouse that day

There was a report from Regina Johnson and others in the audience that strangers have been observed going through our trash during trash day. This is not safe and we do not want them hanging around our homes. The Board has recommended to everyone to not to get involved directly and to call the police and report the problem. The police will respond to the call and will take care of the situation.

Guard Complaint

There was a report by one of the homeowners that they have witnessed the guard sleeping at their post and they did not want to wake him so they went around the gate. The board is aware of the situation and is in contact with the guard agency to deal with the issue or to replace the guard.

New Business

No new business was presented to the board. We have a new homeowner joining our community, Paula Synodinos. She has received her 4 permits.

Meeting was adjourned at 8:30 pm by Alec.