

HIDDEN MEADOWS HOMEOWNERS ASSOCIATION

MEETING MINUTES

Hidden Meadows HOA

October 2023

HOA Board Meeting

- Deputy Presence for Halloween - It was reported that preparations for Halloween are on track. Signs have been ordered and are scheduled to be placed near all three entrances on 10/22/23. This will help ensure a festive and safe atmosphere for the upcoming holiday.
- KTown Bin Blasters Contract Cancellation - The decision was made to cancel the KTown Bin Blasters contract, as it was determined that cleaning the cans during the pool off-season is no longer necessary. This will result in cost savings for the association.
- Street Light Outage on Sparkling Star - A neighbor reported that a street light on Sparkling Star is out. It was agreed to report this issue to Lloyd's for prompt repair to ensure the safety and security of the neighborhood.
- Board Nomination Letters - Board nomination letters were mailed out on 10/17 to engage homeowners in the election process for the upcoming board positions.
- Shingles on Golden Cloud Lane - The board discussed addressing a homeowner with mismatched shingles on Golden Cloud Lane. It was agreed that this matter would be handled promptly.
- Notice to Renters on Silent Spring Lane - The board decided to send a written notice to renters on Silent Spring Lane regarding barking dogs. This issue has been reported multiple times and is causing a nuisance for nearby neighbors. The notice will request cooperation and adherence to community guidelines.
- New Pool Lounge Chairs - The need to discuss the pricing and procurement of new pool lounge chairs for future use was raised. This will enhance the amenities and comfort at the pool area.
- Earmarking Revenue for Drainage Project - The board engaged in a discussion regarding the potential earmarking of revenue for a future project to address drainage issues in the retention pond. This will ensure the proper maintenance of community infrastructure.
- Annual Meeting Planning - It was decided that the board will plan the date, time, and location of the annual meeting, which will take place at the Karns Community Center. This will be an important event to keep homeowners informed and engaged.
- 2024 Enforcement Priorities - The 2024 board will prioritize the enforcement of parking, animal, landscaping, and nuisance-related issues. These matters will be strictly enforced and addressed in a timely manner to maintain the community's standards and quality of life.

Respectfully submitted,

Caleb Hamby

President, HOA Hidden Meadows