

HIDDEN MEADOWS HOMEOWNERS ASSOCIATION

MEETING MINUTES

Hidden Meadows HOA

September 13, 2023

HOA Board Meeting

- Two residents requested the records for years 2018 through 2023. They were given access to the records. 11:30 to 12:30 and HOA board member used their lunch time to provide access to the records. One resident reviewed, while the other copied records.
 - Inquires included two questions:
 - \$317.85 - 3 count \$100 gift cards and \$17.85 for lunch
 - \$80 - website updates
 - records of quotes and contracts not accepted, additional copies of receipts for major projects (e.g., parking lot, playground, etc.)
- Board reviewed 2019, 2020, 2021, 2022, and 2023 Balance Sheets & Profit and Loss Sheets
- \$85,652.83 First Horizon Account (Money Market Savings Account w/ 5.38% locked in for 6 months July to December 2023); \$616.58 (checking account) \$1,485.67 (savings account) Plan is to keep as much in the money market savings account to make as much money as possible. Need to pay \$180 for trash at the pool for the year. We have about \$13,000 additional expenses left for the year (needs to include the pool closing, utilities, bills, nominations/voting mailing [\$270], rental space for the annual meeting [\$150]).
- What do we want to do additionally left for the year?
 - Locks on the bathrooms replace **Vote**. YES
 - Halloween police officers & Banners est. \$500 **Vote**. YES
 - Village Entrance rework **Vote**. YES
 - Blinking crosswalks (quotes) propose to do this next year, the Commissioner and Knox County have agreed to maintain them if the HOA purchases the blinking solar lights.
- What do we want to reserve for next year? We project to end the year with \$70K in reserve provided no additional expenses with \$83K in revenue for CY24.
- The Villas are using Grassworx for lawn service. The Villas would like to combine and join the Lawn Butler service. Can villas join the meadows contract? **Vote**. YES
- When do we close the pool? Weather permitting after fall break.

Syreeta Vaughn

Secretary, HOA Hidden Meadows