

HIDDEN LAKES ESTATES HOMEOWNERS ASSOCIATION

Minutes

Board of Directors meeting

August 11, 1992



The meeting was called to order at 7:42 P.M. by President David Rippentrop, in the Community Room of Placer Savings (Granite Bay branch). The following board members were in attendance: David Rippentrop, Bill Henry, Bruce Yeoman, Sheila Friedrich, Carol Solis, Carolyn Pasco, and Carol Dueck.

The minutes of the July 14, 1992 board meeting were read. Carolyn Pasco motioned that the minutes be approved as submitted. Bill Henry seconded the motion. Motion passed.

TREASURER

Bruce Yeoman reported the account balances as follows:
Certificate of deposit.....\$15,517.16
Money market.....\$ 3,141.54
Checking.....\$ 5,251.45

SECURITY

David Rippentrop read the minutes of the August 6, 1992 Security Committee meeting for Ken Niles. Kelly Rippentrop had submitted locator maps to the Security Committee showing lot numbers with street addresses. These maps will be used for Neighborhood Watch Program. David will make copies of these maps and distribute to board members at next board meeting. (See minutes of Security Committee attached to these minutes.)

WECOMING

David Rippentrop gave the following report for Betty James:

1. The new residents welcoming party was held on July 25. Betty expressed her thanks to committee members and board members for their participation.
2. A welcome table will be set up at the Cruis'In Memories event.
3. Sunni Leanse has joined the Welcoming Committee and will be covering area 4.

NEWSLETTER AND DIRECTORY

David Rippentrop congratulated Sheila Friedrich for a wonderful job on the newsletters. Sheila praised the quality of work from our current printer, noting that they do extras that Kinkos charge more for. The Board agreed to remain with

Graphi-Cat.

SOCIAL

Carol Solis reported on the following:

1. Cruis'In Memories will be held September 19th. The committee is planning a car show, barbecue, and dance.
2. Committee will research how lighting in the park for this event can best be achieved.

ARCHITECTURAL

Carolyn Pasco reported on the following:

1. Nothing has been submitted this last month for approval.
2. Problems still exist with the Giannelli fence dispute.
3. Kuhl was given approval for basketball court.
4. Leanse was asked to submit exterior colors.
5. Carapiet satellite dish was declined.

David Rippentrop submitted a letter he had recieved from Maynard Idleman (concrete steps in front yard) for review.

Current complaints include:

- a. 8405 WHLD - Boat trailer in driveway
- b. 8024 Adam Ct. - leaves boat out in front
- c. 8015 Adam Ct. - weeds
- d. 7955 WHLD - weeds
- e. 7841 EHL D - motorhome in front

LAKES AND LANDSCAPING

Bill Henry gave the following report:

- ✓ 1. Odell Pump Co. will do the work on the pump.
- ✓ 2. Paul Dalman is adding the algaecide by hand for now.
3. Lower lake water level is down so that the weeds can be sprayed with Round Up.
4. Gardeners will be asked to maintain the debris from top of upper lake.
- ✓ 5. A homeowner complained about the lake fountain being on late at night. The clock needs to be re-set.
6. Bill will check to see if the gardeners are supposed to maintain the 4½ acre park. If so, to what degree.
7. The area by the oleanders (lower lake) had some unauthorized landscaping done. The questions of water, feasibility, costs, etc. still need to be addressed.
- ✓ 8. Bill is still working on the check list for potential park users.
9. Bill has received an application for a private party in the park for September 12th. 11:00 AM - 5:00 PM
10. Bill will organize a work party for painting, sign installation, etc. Date to be announced.

UNFINISHED BUSINESS

Speeding is still a problem. Debbie Putrino from the Sheriff's department thought that AAA has a radar sign that can be borrowed. Carol Dueck will check.

The proposed dues increase has had various questions that need further discussion. Bill Henry moved that we table this issue til next meeting. Carol Dueck seconded the motion. Motion passed. It will be put at top of agenda for next meeting.

NEW BUSINESS

The CC&R and Architectural Committee consists of a chairperson (Carolyn Pasco) and members of that committee (the Board), until further notice.

Bruce Yeoman moved to adjourn. Carolyn Pasco seconded the motion. Motion passed. Meeting adjourned at 9:40 P.M.

Respectfully submitted,

Carol Dueck
Secretary

Projects Requiring/Requesting Funding In Excess Of Present Budget Parameters

1. Electrical and sprinkler control systems serving main entrance. Present electrical system is inadequate to supply power requirements for holiday decorations. Sprinkler system timers are inoperable due to flaws in original design. Current operation requires gardeners to manually open valves when they are working in the area. Because of this, the sprinklers are running during the day, wetting the street and passing cars. Timers are necessary to have sprinklers run at night or early morning in accordance with requests from San Juan Water District. This should also minimize the number of cars potentially hit by the overspray from the system. Relocation and replacement of the timers and new conduit under street and to service locations would probably be necessary for the systems to operate correctly.
2. Electrical service in the park. Outlet and light in park is served off a branch circuit from the pump house. We have experienced several blown circuit breakers over the years because of faulty wiring between the two. This appears to be a result of an overly long cable run and susceptibility to water infiltration during wet periods. It has been suggested that lighting in the park should be upgraded for safety and to allow for evening social events. Possible upgrades include installation of a separate electrical meter in the park area to provide for shorter runs and greater power availability as well as installation of vandal resistant enclosures for electrical system.
3. Main entrance landscape and sign renovation. Planting in the center island is old and not particularly attractive. Proposals have been made in the past to upgrade the main signs, either by replacing with more contemporary design, or augmenting and updating existing signs.
4. Small park area at front side of front lake. Some landscape work has been done in this area, but additional work is necessary, including seating and lawn area replacement.
5. Four + acre vacant lot on curve of East Hidden Lakes. Several requests/suggestions have been made regarding the maintenance and landscape of this area. Presently no water or power is available in this area to support any upgrades. Additional utility costs would be incurred if these upgrades were implemented.
6. Four + acre vacant lot on curve of East Hidden Lakes. Requests have been received by the board regarding the fencing of this area from access both from Douglas and Folsom Lake. Security lighting has also been proposed. Additional utility costs would be incurred if this upgrade is implemented.

7. **Fountain in front lake.** Repairs to the anchoring system and the lighting system are necessary to position the unit and use the existing lighting system. The lenses have cracked and shorted the electrical unit due to improper initial installation.
8. **Pump House.** Besides routine maintenance, it has been suggested that the building be enlarged to provide for storage of materials and supplies used for various social events. The building also requires installation of interior lighting. Suggestions have been received regarding installation of security lighting on the building, either under the control of timers or motion sensors, to discourage activities in this area at night.
9. **Water circulation system for the lakes.** Several proposals and recommendations have been made regarding the upgrading and/or replacement of the present water circulation system. Presently several pipes are exposed and subject to damage. The pump has required maintenance in the recent past, and may require replacement in the foreseeable future. The overall adequacy of the present system has been questioned, with other aeration systems presently available appearing to offer greater water quality and potentially lower operating costs.
10. **Lake leakage.** The lakes have been known to be leaking water for many years. This may be the source of water infiltration in some properties adjoining the lakes. Due to the expense of major renovation and sealing, maintenance has been postponed. This issue needs to be addressed and funded at some point in the future.
11. **Lawn Replacement.** The grass in the common areas has deteriorated over the years and presently has as many weeds as actual grass. It has been suggested that a replacement program be initiated. By replacing the lawn with new strains of grass, it is possible the water necessary to maintain the laws would be reduced, as well as improving the appearance of the common areas.
12. **Additional landscape.** Several sites in the improved common areas require new and/or supplemental landscape planing to maintain and upgrade the areas.