

Hidden Lakes Estates
Board of Directors Meeting
May 8, 2003

Minutes

The meeting of the Board of Directors of Hidden Lakes Estates Homeowners Association was called to order at 7:45 PM by President Bruce Yeoman. In attendance were directors Jackie Gregory, Lynn Kyme, and Suzie Mason. Three homeowners were present: Tony Wood, Ted Allegra and Rob Waszak. Cathi Barrett represented Riverside Management.

A request was made to move the Owner Forum to the beginning of the meeting to accommodate several owners. The Board agreed to this request.

Mr. Wood indicated to the Board that he was experiencing excessive moisture at the rear of his property at 7884 Jon Way. He had purchased the house in May, 2002 and moved in during November, 2002. The rear of the yard stayed green during the summer months despite a lack of watering. Mr. Wood has had professionals (ENGIO and C & R Landscaping) out to determine the source of the water and have advised him that they believe the water is coming from the lakes behind his property. Because of the disclosure issues involved, Mr. Wood has retained an attorney and has had his attorney send a letter to the Board. Mr. Yeoman thanked Mr. Wood for coming to the board and advising them of his concerns. Mr. Yeoman then explained that a letter has been sent in response to Mr. Wood's attorney's letter. Mr. Yeoman also advised Mr. Wood that the Association has consulted with their own attorney. Mr. Allegra indicated a moisture problem with his property, as well. He has found a pipe in the back yard that has been crushed and wanted to know if the Association is aware of the function of this pipe. Also, did the drainage system that was built belong to the HOA? The Board thanked the members for their input. Mr. Wood and Mr. Allegra left the meeting at this point.

The minutes of the April meeting were approved by a motion made by Ms. Kyme, seconded by Ms. Gregory, carried.

Social Committee: Blankets and coffee mugs have been ordered as the gifts for the volunteer recognition. The blanket will have an oak tree on it with Hidden Lakes Estates also embroidered on it and will be available for the next meeting. Independence Day celebration plans are continuing. A flyer will go out to residents regarding this event. 65 children and their parents attended the Easter event. While it rained the entire time, lots of pictures were taken and are available at the website.

Lakes & Landscape: There was no additional activity from the report of the last meeting due to rain and poor weather.

Security: None

Website Committee: None.

Architectural Committee: 7864 Jon Way and 8080 W. Hidden Lakes are approved.

Unfinished Business: Signature card was signed by those attending the meeting.

New Business: None

Board adjourned to executive session to discuss delinquent accounts and legal actions. Meeting adjourned at 8:45 PM.