

Hidden Lakes Homeowners Association

**Board of Directors Meeting
Tuesday, September 1, 2026
6:00 p.m. General Session**

Location: via Zoom
<https://us06web.zoom.us/j/84018279791?pwd=tLcDJiouSXyQayjOlqtgGkYOPpy51Z.1>
Meeting ID: 840 1827 9791
Passcode: 1501

Executive Session (closed) I. Call to Order - 5:00 p.m. II. Approval of Executive Session Meeting Minutes: August 4, 2026 III. Compliance Report/ Hearings A. Hearings B. Compliance Report IV. Delinquency V. Third-Party Contracts A. Legal Services Contract B. Vendor Invoice Approval C. Janitorial D. Patrol Vendor Proposals VI. Legal A. Engineer Response & Reports B. Parking Rules VII. Adjournment General Session - 6:00 p.m. I. Call to Order II. Agenda Adoption or Amend III. Homeowner Forum IV. Consent Calendar A. General Session Minutes: August 4, 2026 B. Financials: July 31, 2026 C. Ratification of the Association Funds Transfer D. Architectural Applications & Report 1. 518 Blue Water Lane: Screendoor 2. 500 Lazy Creek: Window Replacements E. CD Reinvestment F. Delinquency - No Liens To Approve	V. Landscape A. Report/Update B. Next Walk VI. Business A. Budget & Reserve Study Draft B. Bridge Proposal C. Sump Pump Enclosure Proposal D. Balcony Proposals E. Trash Enclosure Wall Proposal F. Electrical Proposals 1. Revised Restroom Hand Dryer Proposal 2. Revised Lighting Upgrade Proposal G. Director Appointment VII. Adjournment Meeting reminders - Homeowners are provided three (3) minutes in open forum. 1. Please name yourself to identify your last name & address (on zoom screen) 2. Homeowner Forum - please raise your hand to speak. 3 minutes to address the Board. Items will be noted and if applicable, you will be responded to offline, outside of the meeting. 3. Directors, please mute yourself unless called upon. 4. Meetings are not to be recorded. Next meeting: October 6, 2026
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MEETING RULES: No audio or video recording allowed by attendees. However, the secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the board's deliberations or votes. Members may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting. Meeting agendas per civil code are posted to the Association's website, hiddenlakeshoa.org. For confirmation of a meeting - you will find the agenda within 4 days of the meeting posted on the website.