

2025 Hidden Lake Estates Homeowner's Association Annual Meeting

When: Wednesday, April 23, 2025

Where: Chris and Gary Yarco Home

15201 S. Lake Ridge Drive

Call to Order: The meeting was called to order by President Peter Clark at 6:30 PM

Roll Call: Peter Clark declared that a majority of lot ownership was present in person or by proxy assignment.

Proof of Notice of Meeting: Proof of notice of meeting was provided.

Reading of the Minutes from the Preceding Meeting: A motion by Ann Marie Jones to waive the reading and approve the minutes from the 2024 annual meeting was unanimously passed. The minutes of that meeting area approved for the record.

Report of Officers: Peter Clark gave a general outline of the night's agenda.

Don Olson, Secretary, reminded property owners that minutes of the board and committee meetings can be found on the HOA website hidden-lake-estates.com.

Gary Yarco, Treasurer, reported that the HOA financial picture is sound, but the night's meeting would introduce possible needs for outlays of funds in order to meet pending maintenance projects that the board has deemed as priority consideration for member approval.

Committee Reports

Landscape: Ann Marie Jones reported that the improvements made to the front entry gate this past year have made a positive change, but she hopes to see even further improvements ahead. Additionally, the cedar trees in the grove at the mailbox have enjoyed a year of arborist treatments and have seemingly responded well. Further treatments will be considered based on upcoming budget allocation for arborist care and treatment recommendations.

Social: Peter Clark shared a calendar of music events for the slated summer concert series. Peter provided a short history of the music series in order to inform new members of the association. Additionally, Peter shared that the annual Easter Egg Event was a success and delight for many community members and families, both young and old.

Unfinished Business

Lake Repairs: Treasurer Gary Yarco reported on the general status of repairs both completed and planned for fighting erosion control around the lake. A priority was placed on immediate action to submit a budget and plan for placing boulders and pit run along the west bank of the lake. A

volunteer committee was formed to address this action plan and report back to the board. Committee members include Chris Yarco, Bill Gaffi, Gary Myers, Dave Byers and Don Olson. Chris Yarco will lead the committee.

Road Paving and Asphalt Repairs: This is an ongoing concern for road safety and will be addressed following a revised pricing evaluation. Some funds are scheduled in the current budget but updated bids on project costs will help direct further action.

New Business

A new exit road off the HLE property is being opened on Lake Ridge Drive. This access road will not be a through-street for everyday use, but serve as an emergency exit or walking path for residents.

The **Hidden Lake Drive street sign** at the entry gate was mangled when a vehicle collided with it last year. A new sign is needed; Chris Yarco will pursue this with the county.

IRS ruling 70-604 requires that the HOA confirm its non-profit status. The homeowners unanimously voted to keep our non-profit status in place.

The 15290 Redland Road property, which lies at the NE corner of Lot 21 owned by David Patterson, is not clearly defined by Clackamas County as a distinct lot, separate from the boundaries of Hidden Lake Estates. The HOA membership has been asked to clarify its understanding of the status of that property at 15290 Redland Road. A motion was introduced and seconded to declare that the property owners and their representative body, Hidden Lake Estates Homeowners Association, have never acknowledged 15290 Redland Road as part of the Hidden Lake Estate Homeowners Association.

David Patterson, owner of Lots 21 and 32, has alerted the HOA that a lot line adjustment for the aforementioned lots is being sought through the county. While these adjustments have no impact on other lot owners' properties, Patterson is sharing the information with the HLE HOA for awareness.

Erosion control at the retention pond to the lake, at the base of the main entry roadway, is an ongoing concern. Efforts have been made recently to control water flow beneath the surface for proper flow to the lake. Gary Myer will discuss this issue with Neil Nedelisky, whose efforts were crucial to correct recent area flooding and saturation issues.

The Landscape Committee will address upcoming plans for trail clean-up and maintenance around the lake.

The meeting was adjourned at 8:45 PM.