

# Meeting Minutes

## Hidden Creek Homeowners' Association (HCHOA) Yearly Meeting

Date: February 26, 2026

Time: 6:32 pm

Meeting called to order by: Daniel Coltey, HCHOA Secretary/Treasurer

In attendance: Board of Directors members Nathan Lau & Daniel Coltey, and other homeowners representing 25 properties

### Agenda:

- I. Call to Order & Welcome
- II. Approval of Previous Meeting Minutes
- III. Discussion of 2025 Activities
- IV. Financial Report & Budget Presentation
- V. Board of Directors Election
- VI. Discussion of 2026 Topics
- VII. Open Discussion
- VIII. Adjournment

Nathan opened the meeting by welcoming attendees and introduced members of the Board of Directors.

Minutes from the previous meeting were introduced and approved.

Daniel opened discussion of 2025 activities by noting the efforts of volunteers to hold the Christmas celebration and thanking the volunteers in attendance. He also reported on the completion of repairs to the brick wall near the Bishop Road entrance and the Clubhouse HVAC replacement. He went on to discuss the 2025 budget actuals and noted: expenditures associated with the Wall and HVAC projects, an increase in insurance costs, costs associated with federal and state tax filings, and increased collection of dues including closure of all unpaid dues cases older than one year. Daniel completed discussion of the 2025 budget actuals by discussing the deficit and Board of Directors plans to complete a reserve study in 2026.

Daniel opened discussion of the proposed 2026 budget by noting that dues would be maintained at \$325 annually. Daniel also highlighted increases to line items associated with insurance, accounting, and property tax costs as well as a decrease to the line item for Clubhouse Furniture and Fixtures due to a Board decision to postpone Clubhouse bathroom renovations until after the reserve study has been completed. The 2026 budget was brought to a vote and passed unanimously.

Nathan opened discussion of the Board of Directors election by introducing a nominated candidate, Debbie Erickson, and asking them to provide an introduction. Debbie introduced herself as a longtime Hidden Creek resident and avid volunteer for multiple organizations. Daniel asked for other nominations; none were received. The addition of Debbie Erickson to the Hidden Creek Homeowners' Association Board of Directors was brought to a vote and passed unanimously.

Nathan began discussion of planned 2026 activities by reporting on an effort to assess additional options for landscaping firms as well as an effort to update By-Laws and Protective Covenants. Daniel noted that a carryover effort from 2025 to reinvigorate committees would commence in 2026 with a volunteers meeting. A

resident proposed holding a Community Yard Sale; Nathan responded that the Board would respond after checking the By-Laws for restrictions.

Board members opened the floor for community discussion. Topics brought forward included:

- A request to address landscaping concerns regarding trees leaning on the Bishop Road brick wall. The Board took an action to follow up with the resident to whom the trees belong.
- A question concerning construction along Blake Bottom Road. The Board requested residents be cautious around the Blake Bottom entrance and the intersection of Blake Bottom and Bishop Roads due to construction traffic and staff;
- A complaint regarding paving work on Steeplechurch Ct. Daniel reported that community roads are maintained by the County; a fellow resident reported that the paving is pending warmer temperatures for completion.
- A complaint regarding large debris being brought to the curb earlier than appropriate for monthly pickup. Nathan responded that he is monitoring the situation. A fellow resident shared that large debris can also be taken to the District 4 office.
- A request for update regarding implementation of a management company. The Board responded that additional discussion of the potential to implement a management company would not occur until after completion of the reserve study.
- A complaint regarding several properties in the community not aligning with the Protective Covenants with respect to upkeep and presentation. The Board responded that complaints would be noted for further action.
- A request that residents pick up after their pets.

A motion was made to adjourn the meeting and seconded. The meeting was adjourned at 7:30 pm.