


Hidden Lakes HOA

 **Location:** Virtual – Google Meet

 **Date:** April 15, 2026

 **Time:** 6:30 PM

April 2026 Meeting Agenda

I. Call to Order –

- a) Lisa Christensen @

II. Attendance

- a) Board Members:
- b) Residents/Homeowners:

III. J&M Management

Account Manager: Stacy Legg




Contact email: stacy@jandmmanagement.com

Phone: 253-848-1947, ext 117

IV. Approve Prior Meeting Minutes

- a) Review/Approve Meeting minutes for March, 2026.
Motion to approve:
2nd:

Hidden Lakes HOA

 **Location:** Virtual – Google Meet
 **Date:** April 15, 2026
 **Time:** 6:30 PM

V. Financials

Reconciled Date	March 2026	Jan - Dec 2026	2026 Budget
	Monthly	YTD	Jan - Dec
Total Income	\$ 10,035.43	\$ 79,336.29	\$112,000.00
Expenses	\$- 11,254.38	\$- 21,407.57	\$ 93,741.84
Net Income	\$- 1,218.95	\$ 57,928.72	\$ 18,258.16
Checking Account Activity			
Beginning Balance	\$ 94,857.25		
Deposits	\$ 10,195.30		
Withdrawals/Cleared	\$- 7,666.83		
Total in account as of 3/31/26	\$ 97,385.72	\$ 97,385.72	
Savings Account Balance	\$ 500.16	\$ 500.16	
Register Balance	\$ 3,868.65	\$ 90,888.60	
Reserve Account Balance	\$ 13,603.18	\$ 13,603.18	

- a) Treasurer Report
 - i) 3 outstanding checks: Total of \$ 6,497.12
 - (1) J&M Management Feb '26 - ck 1674 - \$ 2,040.00 Management + Collection Fee
 - (2) SS Landscape - ck 1679 - \$4,279.04
 - (3) Puget Sound Energy - ck 1678 - \$ 178.08




Motion to approve:

2nd:

VI. Old Business

- a) **Sport Court** - 2026 Reserve Item - on hold
- b) **Cattail Removal** - 2026 Reserve Item - on hold

Hidden Lakes HOA

 **Location:** Virtual – Google Meet
 **Date:** April 15, 2026
 **Time:** 6:30 PM

- i) Phase II – Aqualis quote
- c) **Electric Updates - South Pump House - on hold**
 - i) Tapps Electric - updated bid \$12,242.10
- d) **2025-2028 Legislature Update - Board Review for impact**
 - i) In Process - Ongoing thru 2028 - see new business re: Delinquency Notice
- e) **Website Update**
 - i) All meeting minutes are available by request once approved.
 - (1) <https://hiddenlakeshoaorting.com>
 - ii) Project List - OK Hwy Trees Removal - 8 homes impacted


VII. New Business

- a) **Reserve Study Update** - select vendor - on hold
 - i) Association Reserves - \$1,070.00
 - ii) CEDCORE - \$940.83.
- b) **HOA Concrete Repair/Replace**
 - i) Evergreen Asphalt - \$15,105.00
 - ii)
- c) **HOA Tree Removal Bids**
 - i) Family Tree Care - \$31,987
 - ii) Thundering Oak - \$22,427
 - iii) SS Landscape - \$46,857.50
 - iv) Hunter Tree Service - \$55,000
- d) **HOA Website Member Portal - Cont.**
 - i) Banking Change - Western Alliance Bank
 - ii) Portal technology implementation - within 90 days

VIII. Open Forum

- a) .

Hidden Lakes HOA

 **Location:** Virtual – Google Meet

 **Date:** April 15, 2026

 **Time:** 6:30 PM

IX. Next Meetings

- a) Thursday, May 14th @ 6:30pm

X. Adjourn

Move to Executive Session:

Motion:

2nd

XI. Executive Session Item Voted On

- a)