

# Hidden Lakes HOA

-  **Location:** Virtual – Google Meet
-  **Date:** January 13, 2026
-  **Time:** 6:30 PM

## January 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](mailto:stacy@jandmmanagement.com)

Phone: 253-848-1947, ext 117

### IV. Approve Prior Meeting Minutes

- a) Review/Approve Meeting minutes for November 18, 2025.  
Motion to approve:  
2nd:

### V. Annual Dues Notification 2026

- a) September 15th notice was sent to all homeowners stating: **“Quorum is not needed to ratify the budget, as it is ratified unless more than 50% of eligible voters choose to not ratify it.”**

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## VI. Financials

Reconciled Date	November 2025	December 2025	Jan - Dec 2025	2025 Budget
	Monthly	Monthly	YTD	Jan - Dec
Total Income	\$ 2,081.52	\$ 8,468.63	\$118,416.04	\$102,900.00
Expenses	\$ 2,577.00	\$ 11,739.24	\$153,660.27	\$ 80,748.05
Net Income	\$- 495.48	\$- 3,270.61	\$- 35,244.23	\$ 22,151.95
Checking Account Activity				
Beginning Balance	\$ 39,069.52	\$ 43,574.68		
Deposits	\$ 5,273.50	\$ 21,619.53		
Withdrawals/Cleared	\$- 768.34	\$- 9,172.16		
Total in account as of 11/30/25 & 12/31/25	\$ 43,574.68	\$ 56,022.05		
Savings Account Balance	\$ 500.14	\$ 500.16		
Register Balance	\$ 40,997.68	\$ 50,877.97		
Reserve Account Balance	\$ 13,602.50	\$ 13,604.84		

- a) Treasurer Report
  - i) Prepaid income in the amount \$19,585.63 received in December for January 2026 dues.
  - ii) No payment for SS Landscape in November, 2 payments were made in December inflating our expenses for the month.
  - iii) 2 outstanding checks: Total of \$ 5,144.08
    - (1) SS Landscape ck 1660- \$ 4,279.04
    - (2) Puget Sound Energy ck 1659 - \$ 865.04

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(3) Monthly service fees are going from \$10 to \$15.

b) Motion to approve:

2nd:

## VII. Old Business

- a) **Sport Court** - 2026 Reserve Item - on hold
- b) **Cattail Removal** - 2026 Reserve Item - on hold
  - i) Phase II – Aqualis quote
- c) **Electric Updates - South Pump House - on hold**
  - i) Reviewing quotes for electrical installation
  - ii) Reviewing quotes for trenching for electrical install.
- d) **2025-2028 Legislature Update - Board Review for impact**
  - i) In Process - Ongoing thru 2028 - see new business
- e) **Website Update**
  - i) October & November minutes will be available for request once approved.
  - ii) Project List - OK Hwy Trees Removal - 8 homes impacted
- f) **Annual Meeting**
  - i) Completed in October - Budget Ratified automatically w/o > 50% rejection

## VIII. New Business

- a) **Board member position appointments 2026**
- b) **Annual dues statements out. Payment plans accepted as long as paid in full by 8/31/2026**
- c) **2025-2028 Legislative Updates - new**
  - i) Updates to: RCW 64.90.530 Accrual based accounting & Annual Audit requirements <http://app.leg.wa.gov/RCW/default.aspx?cite=64.90.530>
  - ii) Senate Bill 5686 - Foreclosure Mediation Program - effective January 1, 2026 - summary
  - iii) Senate Bill 5129 - WUCIOA For All - effective January 1, 2026 - summary
  - iv) Discuss how to vote and document executive session decision in open session
- d) **HOA Concrete Repair/Replace**

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e) **HOA Website Member Portal - Interest discussion-poll**

i) Stacy Legg - update

## IX. Open Forum

a) .

## X. Next Meetings

a) February 10th @ 6:30pm – Google meet

## XI. Adjourn

**Move to Executive Session:**

**Motion:**

**2<sup>nd</sup>:**