




# Hidden Lakes HOA

 **Location:** Virtual – Google Meet  
 **Date:** February 11, 2025  
 **Time:** 6:30 PM

## June 2025 Meeting Agenda

### I. Call to Order –

a) .

### II. Attendance

### 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 held May 13, 2025.

### V. Financials

Reconciled Date	May 2025	Jan – May 2025
	Monthly	YTD
Total Income	\$ 4,593.73	\$ 81,118.94
Expenses	\$ 12,690.90	\$ 54,470.71
Net Income	\$ 8,097.17	\$ 26,648.23
Checking Account Activity		
Beginning Balance	\$58,441.96	
Deposits	\$ 6,832.14	
Withdrawals/Cleared	\$ 3,138.67	

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Total in account as of May 31, 2025	\$ 44,108.54	
Savings Account Balance	\$ 500.12	
Register Balance as of 5/31/25	\$ 42,239.08	
Reserve Account Balance		

a) .

## VI. Old Business

### a) **Parking/Towing**

- i) Contract Signed, Signage Displayed.
- ii) Review Notice, approve for print, door delivery
- iii) Mail to all out of community rental owners.

### b) **Fence Repairs – Top Grade, LLC – Reserve Study Item**

- i) Boards replaced, fence pressure washed, next will painting (Woodchip)
- ii) Includes Tract E repairs

### c) **Irrigation Repairs – SS Landscape – Reserve Study Item**

### d) **Bollard Locks for Pond Access**




- i) Locks purchased, cables to be determined

### e) **Audit Status**

### f) **Sport Court – Repair/Reseal – Reserve Study Item**

- i) Eagle Asphalt - \$800.00 (includes sales tax)
- ii) Evergreen Asphalt & Concrete, Inc - \$1,670.00 (tax additional)
- iii) Piper Striping and Seal Coat –
  - (1) With Pressure washing the courts - \$4,363.58 (includes sales tax)
  - (2) Without pressure washing - \$2,491.13 (includes sales tax)

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g) **Alley Asphalt – Repair/Replace/Reseal – Reserve Study Item**

- i) Eagle Asphalt - \$10,000 (includes sales tax)
  - (1) Includes removal of damaged concrete
- ii) Evergreen Asphalt & Concrete, Inc - \$16,930.00 (tax additional)
- iii) Piper Striping and Seal Coat - \$9,000.90 (includes sales tax)

h) **Cattail Removal – Pond Cleaning – Reserve Study Item**

- i) Bid received from SS Landscaping? Any other bids received.
- ii) Aqualis Co? May 30<sup>th</sup> visit to view the project.

## VII. New Business

a) **2025 Legislature Update.**

- i) .

b) **Website Updates**

- i) Meeting minutes requests
- ii) Projects list updated, posted trailer parking ordinance from city, can add towing information as the agreement has been signed.

c) **Annual Meeting**

- i) Where, When, Reserve Study,

## VIII. Open Forum

- a) .

## IX. Next Meeting

- a) July 15 @ 6:30pm

## X. Adjourn

**Move to Executive Session:**

**Motion:**

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