

HOA ANNUAL MEETING

The Hidden Springs Ranch Homeowner's Association held its annual meeting March 7, 2010. At that meeting, reports were presented by the Board of Directors and committee chairpersons regarding the association's budget and activities. Following are highlights of those reports:

Pool & Pavilion

- Shrubs around the pool have been pruned.
- Parking lot has been weeded and cleaned.
- A new sidewalk has been installed from the parking lot to the pavilion.
- New metal poolside furniture has been purchased.
- NO TRESPASSING signs have been installed.
- Broken plumbing caused by the severe cold weather has been repaired.
- Pool equipment repairs and maintenance have been carried out as needed.

Volunteer Day

A Volunteer Day was held in November 2009. During that day, volunteers:

- Pruned and weeded planting at the entrance of the subdivision;
- Cleaned out part of the creek near the road;
- Chopped down a tree stump near the road and a fallen tree across the trail.

Common Areas

- A contract was signed to clean and resurface the walking trails.
- An assessment should to be conducted on what improvements are needed for the playing fields.

Communications

- One newsletter and several e-mails and letters were sent to homeowners in 2009 to communicate news and solicit opinions for improvements.
- It was proposed that two newsletters be sent out in 2010.

Welcome

- Four new families were visited to welcome them to our neighborhood and provide them with useful information about the homeowner's association.

Social

- A Halloween party was held at the pavilion at which there was a bouncy castle with slide and other activities for the children such as painting pumpkins. People brought good food, and everyone seemed to enjoy themselves.

ACC

- During the year, the ACC worked with homeowners to agree on plans for new fences, garages, pools and landscaping as well as ensuring compliance with regulations set out in the Homeowners Association's *Declaration of Covenants, Conditions and Restrictions*, which all homeowners receive when they buy a house in Hidden Springs Ranch.

Financial Statement & Budget

- The 2009 Financial Statement and the proposed 2010 budget were reviewed and accepted.
- It was proposed and agreed to keep the annual assessment at \$750 per household due by the end of April.