This achievement was made using PDF editing software, Adobe Acrobat. By combining all the meeting minutes for one year into a single file. You can download the file and separate the minutes using the same software. This modification was made to conserve space on the website.

If you need help with a specific month, you can contact any board member for assistance.
June 23, 2007
The Hidden Lake Property Owners Association was formed at the annual property owners' picnic. Five
board members were elected: Joyce Cann, Steve Shary, Dan Strauss, Roger Warren and Ken Watts.

June 25, 2007
Officers were elected: President - Ken Watts, Vice President - Joyce Cann, Secretary - Steve Shary,
Treasurer - Roger Warren and Chairman - Dan Strauss. The official address for the POA will be 216
Double Eagle Drive, Nebo, NC 28761. Term of office for the initial directors was determined as follows:
One year ending at the 2008 Annual meeting - Danny Strauss; two years ending at the 2009 Annual
Meeting - Steve Shary and Joyce Cann; three years ending at the 2010 Annual Meeting - Ken Watts and
Roger Warren.

July 7, 2007
Electric and Gas accounts have been transferred to the POA. Regular board meetings will normally meet
on the second Saturday each month at the President's home at 7p.m. Checks over $1000 will require two
signatures. Numerous issues, including insurance, bonding, attorney budgets, lawn cutting and security,
are under study, but no action was taken. Roger Warren will try to develop a website for the POA and
Sandra Warren will help publish a periodic newsletter.

July 28, 2007
Funds have been transferred from the developer into the POA checking account. John Yelton will
maintain the roadsides for the remainder of the season for $600 per week. Marty Martin will be the Pool
Committee chairman and Max McCleod will be the chairman of the committee to set up rules for ATVs,
golf carts, motorcycles and other non-auto type vehicles.

August 11, 2007
Annual Pool budget approved for $5915. Pool Committee is working on safety and security issues. Annual
budget of $2000 for legal was approved in lieu of having a retainer with the attorney. Insurance quotes for
management / organization liability, bonding and general liability, totaling $4048 were approved. A
monthly gate maintenance plan ($75/month) was approved.

September 1, 2007
Various security issues were discussed by the board. The gate code will be changed in October after
notification to owners. It was decided to issue car stickers to all property owners to help identify non-
owners in the community. Renters would display Hidden Lake hang-tags. Security at the pool was also
discussed, in particular, how to prevent unauthorized use of the pool, restrooms and the lake.

October 13, 2007
The pool will be closed for the season on October 26. Various maintenance items will be performed to
ready the pool and spa for next season. Insurance for the community and board is in place. The board
voted to add auto coverage for the board members when on POA business. To improve security,
identification stickers for owner vehicles and hang tags for visitor and renter vehicles, are being obtained.
The speed limit announced in the newsletter (20 MPH) has been changed to 25 MPH. Complaints about
waste disposal containers prompted the board to rule that containers must be placed at the road side no
earlier than the night before pickup and removed by the evening of the day of pickup. The board is
looking into limiting the number of trash contractors allowed in the community to control disruption and
damage to the community.
Hidden Lakes POA of McDowell County

Board Meeting Minutes

Location, Date & Time: Ken watts Home 11/10/07 4:00 PM

Board Members

Present: Ken watts, Stephen Shary, Joyce Cann, Roger Warren, Danny Strauss

Absent: None

Quorum Present? Yes

Others present:

Proceedings

Meeting Called to order, By Ken Watts at 4:00 PM at his home in Hidden Lakes.

Stephen Shary presented the minutes from the last meeting for approval. Ken Watts made a motion to accept the minutes. Joyce Cann seconded the motion. All were in favor.

President’s report, Nothing to report

Pool Committee: The pool and hot tub have closed on for the season, maintenance has been completed, and the pool refilled, and will reopen in Mid May.

Treasurer's report:

<table>
<thead>
<tr>
<th>Expenses</th>
<th>Pool</th>
<th>$695.29</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Electricity (all accounts)</td>
<td>$231.43</td>
</tr>
<tr>
<td></td>
<td>Portable Toilet</td>
<td>$62.68</td>
</tr>
</tbody>
</table>

Balance to Date, $81,923.95

Ken Watts made a motion to accept the treasurers report Joyce Cann seconded the motion all were in favor.
Agenda

- **Insurance:** We still have not received the bill for the supplemental insurance. **Ken Watts** offered to follow up on this issue.

- **Security:** Joyce Cann reported that the stickers have been delivered. She will forward them to Roger Warren who will distribute them with the next newsletter.

- **ATV Use:** **Ken Watts** reported that Max McCleod is still working on rules for ATV use and there was nothing to report.

- **Speed limit for Community:** **Ken Watts** reported that he has received the speed limit signs for the community. The board discussed how to mount the signs and decided to purchase an additional sign to be mounted in the vicinity of the back gate. Joyce Cann made a motion to buy an additional sign and Stephen Shary seconded it, all were in favor.

- **Impact fees and building fees:** The board had extensive discussions on how to manage these issues. The key point in the discussion was how is the board notified when new building permits are issued. **Roger Warren** reported that he had contacted the building inspector but that no remedy has been found. Roger has agreed to continue dialogue with the building inspector to see how this could be managed.

- **Garbage Contractors:** Joyce Cann reported that she had contacted two contractors in the area that picked up garbage. One garbage service would pick up cans from houses as long as the distance was not too far and would charge $10.00 per month for this service one pickup per week. **Ken Watts** made a motion to post a notice in the newsletter offering this service. Joyce Cann seconded the motion all were in favor. Joyce volunteered to put an article together for the next newsletter.

Other Business

- **Website:** **Roger Warren** reported that the service that we use for our website is having a special for monthly fees if we prepay for 12 months. The savings was approximately 25%. **Ken watts** made a motion to buy the yearly service **Joyce Cann** seconded the motion all were in favor.
**Codes for front gate:** Roger Warren reported that the new security codes have been installed at the front gate.

**Portable Restroom:** After a brief discussion it was decided to cancel the portable toilet until spring due to lack of use.

**2008 Budget:** The board discussed the 2008 Budget Stephen Shary agreed to provide a draft by e-mail to the board next week.

**Meeting Adjourned:** Ken Watts made a motion to adjourn at 5:48 PM, Roger Warren seconded, and all were in favor. The motion passed.

The next meeting will be December 8, 2007 at Ken Watts’s house at 4:00 PM.

Minutes submitted by Secretary, Stephen Shary
Hidden Lakes POA of McDowell County

Board Meeting Minutes

Location, Date & Time: Roger Warren Home 12/8/07 4:00 PM

Board Members

Present: Ken watts, Stephen Shary, Joyce Cann, Roger Warren, Danny Strauss

Absent: None

Quorum Present? Yes

Others present: None

Proceedings
Meeting Called to order, By Ken Watts at 3:55 PM at Roger Warren's, home in Hidden Lakes.

Stephen Shary presented the minutes from the last meeting for approval. Ken Watts made a motion to accept the minutes. Roger Warren seconded the motion. All were in favor.

President's report, There will be no further billing for Insurance this year.

Pool Committee: Closed for the season

Treasurer's report:

<table>
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<td></td>
</tr>
<tr>
<td>Balance to Date, $80081.96</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Ken Watts made a motion to accept the treasurers report Joyce Cann seconded the motion all were in favor.


**Agenda**

- **Security:** Joyce Cann delivered the stickers and hang tags to Roger Warren. Roger Warren will send each property owner two visitor’s tags and two car stickers with the next newsletter. After a brief discussion about the sticker location, all agreed with the sticker location on the center of the windshield at the top of the window behind the rearview mirror. All property owners must display the stickers. Joyce Cann made a motion to accept this proposal Stephen Shary seconded the motion and all were in favor the Motion passed.

- **ATV Use:** Ken Watts reported that Max McCleod is still working on rules for ATV use and there was nothing to report.

- **Speed limit for Community:** Ken Watts reported that he has received all three speed limit signs for the community.

- **Impact fees and building fees:** Roger Warren reported that he had contacted the building inspectors office and the secretary in the building inspectors office will contact Roger when any building for the Hidden Lakes community permits are issued.

- **Association Dues:** A board member made a proposal to raise the dues 5% as allowed in the covenants. Roger Warren made the motion to accept the proposal Joyce Cann seconded the motion all were in favor. The Motion passed.

- **Rules Meeting:** After a brief discussion all board members agreed the topic of the next meeting should be to develop a set of rules for the community. Roger Warren Made a Motion to accept this proposal Danny Strauss seconded the motion all were in favor the motion passed.

**Other Business.**

- **2008 Budget:** The board discussed the 2008 Budget and the draft sent out by Stephen Shary. The 2008 budget has to be approved by the property owners association, however a quorum is not necessary for approval. All agreed to place a copy of the 2008 budget in the next newsletter and invite all property owners to the meeting. The meeting
Date will be January 12, 2008 at 12 noon at Ken Watts yard. The 2008 operating budget will be the only topic of the Meeting. This meeting is necessary to comply with NC statutes. Joyce Cann made a motion to have this meeting and send out notices with the newsletter. Ken Watts seconded the motion all were in favor the motion passed.

**Additional Committees:** The Board discussed the need to establish new committees to handle some of the business of the community.

Roads and Parks Committee - This is a new committee. It will advise the board on matters concerning the roads and parks and will be responsible for the day-to-day roadside trimming, park housekeeping and the enforcement of the grass/weed rules, etc.

Welcoming and Hospitality Committee - This is a new committee. It will be responsible for fostering a sense of community. The committee will welcome new owners, maintain a directory of Hidden Lake owners and a handbook of rules, helpful items, etc.

Architectural Review Committee (ARC) - This is a new committee. It will recommend architectural standards for board action. It will enforce Covenants and Restrictions and POA rules related to property and homes within Hidden Lake.

Ken watts made the motion to establish these committees; Roger Warren seconded the motion all were in favor. The motion passed.

**Meeting Adjourned:** Ken Watts made a motion to adjourn at 5:52 PM, Joyce Cann seconded, and all were in favor. The motion passed.

The next meeting will be January 12, 2007 at Ken Watts's house directly following the Budget Meeting.

Minutes submitted by Secretary, Stephen Shary