

Minutes
HIDDEN OAKS OF GREENFIELD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
07/08/2025 at Mike Rondinelli's condo

I. Call to Order

II. Meeting was called to order at 4:00 PM.

Board members attending: All. Also present was Miranda, Property Manager

III. Minutes Last Board Meeting minutes were approved

IV. Financial Statements

- Balance sheet approved.
- Board discussed that we cannot spend any more discretionary money on landscaping, etc. because of tight finances caused by needed repair of electrical damage to the linears

V. Old Business

- Miranda updated Board on status of contractor access to linear units regarding sprinkler repair; some unit owners did not comply, delaying repair.
- Miranda stated that we need to locate fire sprinkler plans from when linears were built. Dave will check on the plans he has.
- Status of 5209 Legal Issue –Miranda reported that the lawyer is handling it

VI. New Business

- To build up savings, Miranda suggested the Board may want to move some reserve money to interest bearing CDs; she will provide information to the Board on appropriate companies
- Board began discussing 2026 dues
- Miranda indicated that everyone must begin using the Odgen portal.

VII. Buildings and Grounds Report

- Overgrown Arbor Vitae maintenance moved to next year.
- Board is considering one-walk around in Fall, since we didn't this year to get a better idea on plants/trees, siding, etc.

VIII. Unit Owner Concerns/Board of Director's Concerns

- Past due special assessments were discussed; fines will be assessed to unit owners not paying

IX. Meeting Adjourned at time

MINUTES
HIDDEN OAKS OF GREENFIELD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 12, 2025
5150, Dave Pugh's Unit

I. Call to Order @ 4:00 p.m.

II. Approval Minutes of July 8, 2025 Board Meeting were approved

III. Financial Statements

- Review of July 31, 2025 statement approved; but question on how the reserve account works; Board needs to get information from Miranda, Property Manager
- Discussion of association dues for 2026--there was a long discussion on the amount needed considering the age of the association and recent weather damages/repairs. It was noted that with all the recent special assessments and the monthly fee that the average monthly cost per unit was \$475. It was noted that the 2026 insurance amounts are not available yet along with other future costs.
- Discussion of Landing Rock Information—Miranda provided Board members with information on CDs available from this financial organization. As the 2026 budgeting discussions proceed, the Board will discuss with Miranda using this as an option.

IV. Old Business

- Fire sprinkler/alarm repair update; have original fire sprinkler plans been located?—Board needs to receive this info from property manager
- Power washing of siding was completed
- There was a long discussion on adding additional new wording re: parking of boats or other recreational vehicles on Hidden Oaks property. The current rule (#4) states *No junk or derelict vehicles, or other vehicle on which current registration plates are not displayed, are permitted on Common Elements*. The discussion suggestions for wording changes—add, common elements includes garage door approaches and visitor parking areas. Add definitions for vehicles to state only licensed and registered passenger road vehicles excluding campers, recreation vehicles, trailers and campers.

V. New Business

- Unfortunately units for sale have been advertising rummage sales on site; a violation of the condo association Rules and Regulations. Dave Pugh suggested that the Rules and Regulations be sent to all new unit owners.

VI. Buildings and Grounds Report

- Removal of tree blocking Hidden Drive was swiftly completed by Bluemel's
- Bluemel's sent an update regarding the impact of rain on scheduled activities
- There will be no walk around this fall

VII. Unit Owners' Concerns/Board of Director's Concerns

A recent new unit owner requested that the Arbor Vitae adjacent to his deck be removed/replaced. Dave Pugh responded to his request that with the current budget no additional funds were available for landscape enhancements.

VIII. Next Meeting Schedule and Adjournment

A date was set for the September meeting but would only be confirmed if Miranda, the property manager would be available. Meeting was adjourned at 5:36 p.m.

MINUTES
HIDDEN OAKS OF GREENFIELD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING

September 25, 2025
5170, Nancy Domoracki's Unit

- I. **Call to Order @ 4:05 p.m.**
- II. **Approval** Minutes of August 12, 2025 Board Meeting were approved
- III. **Financial Statements**
 - Review of August 31, 2025 financial statement was approved
 - Discussion of budget and association dues for 2026 continued; Miranda will develop draft options for discussion
 - Discussion of Landing Rock Information—Miranda provided Board members with information on CDs available from this financial organization; includes use of short term options.
- IV. **Old Business**
 - Fire sprinkler/alarm repair update; the original fire sprinkler plans had not been located; suggestions were made on who might know their location, including past Board president and the local fire marshal
 - Wording changes re: parking on Hidden Oaks property were not discussed
- V. **New Business**
 - Water meter access; suggestion was made to contact utility agency
 - Dave Pugh suggested that the Rules and Regulations be sent to all unit owners.
- VI. **Buildings and Grounds Report**
 - Bluemel's keeps management informed of scheduled services and weather impacting the schedule
 - Roof repairs are scheduled
- VII. **Unit Owners' Concerns/Board of Director's Concerns**
- VIII. **Next Meeting Schedule and Adjournment**

Meeting was adjourned at 5:20 p.m.

Minutes
HIDDEN OAKS OF GREENFIELD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
10/23/2025 at Jon Tischer's Unit

I. Call to Order

II. Meeting was called to order at 4:00 PM.

Board members attending: All, except Miranda, property manager

III. Minutes Board Meeting approval

IV. Financial Statements

- Balance sheet approved.
- Was CD bought? Or when will it be?

V. Old Business

- Still need quote for full sprinkler system
- PLM work has been completed.
- Blumels contract approved.
- 5220 parking issues discussed. Unclear if / when moving out. House sold but appears nothing is moving.
- Dues \$475 agreed upon

VI. New Business

- We won't cover bug spraying for any units
- Everyone must begin using the Odgen portal.
- Travelers insurance bill increased from 30K to 41K, prefer another estimate.
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VII. Buildings and Grounds Report

- All landscaping maintenance moved to next year.

VIII. Unit Owner Concerns/Board of Director's Concerns

- Any past due special assessments?

IX. Meeting Adjourned about 5:15

Minutes
HIDDEN OAKS OF GREENFIELD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
11/23/2025 at Mike Rondinelli Unit

I. Call to Order

II. Meeting was called to order at 4:00 PM.

Board members attending: All, except Miranda, property manager

III. Minutes Board Meeting approval

IV. Financial Statements

- Balance sheet approved.
- CD purchased

V. Old Business

- Nonpayment situation now resolved
- Sprinkler work being completed above budget
- PLM work has been need quote for full sprinkler system completed.
- Continued guies paring on Tuckaway. House appears nothing is moving. Would we consider selling them additional pass for \$100, as an additiona income stream?
- Dues \$475 agreed upon

VI. New Business

- We won't cover bug spraying for any units
- Everyone must begin using the Odgen portal.
- Travelers insurance bill increased from 30K to 41K, prefer another estimate.
-

VII. Buildings and Grounds Report

- All landscaping maintenance moved to next year.
- Consider one-walk around in Fall, since we didn't this year. Just to get a better idea on plants/trees, siding, etc.

VIII. Unit Owner Concerns/Board of Director's Concerns

- Any past due special assessments?

IX. Meeting Adjourned about 5:15

Minutes
HIDDEN OAKS OF GREENFIELD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
02/17/26
Jon Tischer's Unit

- I. **Call to Order**
- II. **Meeting was called to order at 4:55 PM.**
Board members attending: All. Also present was Miranda, Property Manager.
New owners from 5110 met with us for the first ~15 minutes to discuss their concerns and learn more about which is their responsibility.
- III. **Minutes** Board Meeting approval
- IV. **Financial Statements**
 - Balance sheet approved.
 - CD has been purchased
 - Linear drywall repairs interior would be owner's responsibility, all understood.
- V. **Old Business**
 - n/a after holidays
- VI. **New Business**
 - Start discussing 2027 dues?
- VII. **Buildings and Grounds Report**
 - Spring walk around – despite low funds, there are still a few items that must be addressed.
- VIII. **Unit Owner Concerns/Board of Director's Concerns**
 - Continued parking in the guest parking on Tuckaway. Can we consider charging rent for those spaces being used.
- IX. **Meeting Adjourned** at time