

HIDDEN VILLAGE HOMEOWNERS' ASSOCIATION, INC.
2026 ANNUAL MEMBERSHIP MEETING
February 23, 2026

Attendees: Board of Directors; President, Kevin Chapman, Vice President/Treasurer, Loreto Iafelice, and Secretary, Loreto Iafelice Jr.

- 1) Call to order, 5:30 PM.
- 2) Loreto Jr, opening remarks and introduction of Kevin Chapman as new HOA President.
- 3) Treasurer's report by Loreto Jr on behalf of Loreto. Discussion of the 2026 budget – 193 households in Hidden Village at the end of 2025.
- 4) Motion to approve 2026 budget-unanimously approved.

Meeting opened to membership comments and questions.

- The Board gave a summary of the Amendment to the Declarations for the Prohibition of Short Term Rentals – these ballots were mailed out and the Board is waiting to start receiving them back to determine if the Amendment will receive enough ballots to pass.
- Loreto Jr. went over all the questions that were sent in by residents before the meeting and provided answers to them, including:
 - *Plans for picnic areas, walkway around new lake?* – A gazebo will be built by the new 5 acre lake. The lake will be landscaped and there will be a grass walk way around it.
 - *Willow Way mailbox area crowding?* – Reminder, do not use personal residents' driveways as turnarounds especially when getting mail. In response to the traffic at Willow Way, future mailboxes will be placed in a different future new location.
 - *Storage unit completion date?* – Anticipated to be complete by mid to late summer.
 - *Using HOA funds for private snowplow?* – Hidden Village are public streets, Perry Village is responsible for plowing the streets.
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- The Board opened the floor for more questions.

- Loreto Jr. responded to Sandy on Honeysuckle and will make sure the sidewalk crossing apron is installed at the intersection of Honeysuckle and Flossy as soon as the weather breaks.
- There were questions about timing of the future townhomes and location. The townhomes will be the last phase of the development. There is still one more phase of ranches, PH7, that needs to happen before the townhomes happen. The townhomes will be located on the southeast corner of the property and will connect Flossy Lane to San Giovanni Lane.
- More discussion on anticipated timeline of development and self-management of the HOA.