

**\*\*MEETING NOTICE\*\***  
HIDDEN LAKES COMMUNITY  
HOMEOWNERS ASSOCIATION, INC.  
2009 ANNUAL MEETING

**DATE:** *Monday, January 19, 2009*

**TIME:** 7:00 PM

**LOCATION:** Ooltewah Church of Christ  
3206 Ooltewah-Ringgold Road  
Ooltewah, TN 37363

**PURPOSE:** Vote to Elect Board Member Positions. Review Annual Budget.

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**AGENDA**

<b>7:00 PM</b>	<b>Call To Order</b> Designation of Quorum Introductions	<b>Colene Birchfield</b>
<b>7:25 PM</b>	<b>Discussion</b> Budget Review	<b>Suzanne Biddle</b>
<b>7:45 PM</b>	<b>Discussion and Vote to Elect Board Members</b>	<b>Dan Kearnaghan</b>
<b>8:05 PM</b>	<b>Election Results</b>	<b>Colene Birchfield</b>
<b>8:10 PM</b>	<b>Closing Comments</b>	<b>Colene Birchfield</b>
<b>8:20 PM</b>	<b>Adjourn</b>	<b>Colene Birchfield</b>

December 15, 2008

Dear Hidden Lakes Community Home Owners:

Enclosed, you will find the official notice, agenda, and other related materials for the **2009 Hidden Lakes Homeowners Association Annual Meeting**. We ask that you mark your calendar now so you may attend this very important meeting and exercise your rights and responsibilities as a homeowner. If you are unable to attend this meeting but would like to be represented, please fill out the enclosed proxy and send it along with a neighbor, or return it to the Hidden Lakes HOA at the address listed at the bottom of the proxy. **Please note:** you can only do one or the other. If you cannot attend and want someone else to vote on your behalf, fill in their name and send it back (they will vote for you) or leave the line blank and let the President vote on your behalf. If you plan to attend, you do not submit the proxy. The 2009 Budget is attached for your review. The budget will be approved at the meeting.

A Nominating Committee has been appointed by the Board of Directors, pursuant to the By-Laws of the Association. The Nominating Committee is tasked with the responsibility of presenting nominees to the Members of the Association at the Annual Meeting, at which time a vote will take place for electing three Board Members. Colene Birchfield, Suzanne Biddle and Dan Kearnaghan will all be transitioning off the Board. Therefore, three positions are available. Two homeowners have agreed to serve on the nominating committee. They are:

Richard Varner, 8665 Wandering Way, 421-6361, premhomes@comcast.net  
Rick Sparks, 8733 Wandering Way, 899-6959

Hopefully you will find a neighbor listed above who is knowledgeable, receptive and eager to hear from you about why you or someone you wish to suggest would be a worthy candidate for the position. Should a resident wish to add their name to the ballot, in addition to those selected by the Nominating Committee, they must submit their name in writing to the Board of Directors at least (7) Days prior to the Annual Meeting. The submission must be signed by two homeowners and the nominee him/herself and indicate his/her willingness to serve as a member of the Board. Submissions may be mailed to the address listed on the proxy ballot. Nominees for the open board positions will be posted on the Hidden Lakes website by 1/12/09. The web address is [www.hiddenlakeshomeowners.com](http://www.hiddenlakeshomeowners.com).

Although we look forward to seeing you on **January 19, 2009**, if you are unable to attend, please accept our appreciation for taking the time to complete and submit your proxy to assist us in attaining the quorum needed to conduct this very important business. We can't emphasize enough the importance of your voice at the Annual Meeting. As you may know, in order to accomplish electing a new board, it is required that the HOA have 50% of our membership or at least 50 homes present in person or by proxy.

In closing, it has been a pleasure serving the residents of Hidden Lakes. We look forward to the transition to our next Board of Directors. Should you wish to contact a member of the Board, please do so by email at [hiddenlakeshomeownersassociation@yahoo.com](mailto:hiddenlakeshomeownersassociation@yahoo.com).

Sincerely,

Colene Birchfield  
President  
Hidden Lakes Homeowners Association, Inc.  
Enclosures

**HIDDEN LAKES  
HOMEOWNERS ASSOCIATION, INC.  
ANNUAL MEETING  
PROXY**

**PLEASE PRINT**

I/we \_\_\_\_\_, being owners of the property located at \_\_\_\_\_, \_\_\_\_\_, TN and member(s) of Hidden Lakes Community Homeowners Association, Inc. do hereby authorize and appoint Colene Birchfield, President of the Board of Directors or \_\_\_\_\_ who is a member of Hidden Lakes Community Homeowners Association, Inc. to be my/our proxy and cast a vote on behalf of me/us at the Annual Meeting to be held on Monday, January 19, 2009 at 7:00 PM at Ooltewah Church of Christ, 3206 Ooltewah-Ringgold Road, Ooltewah, TN 37363. This proxy shall remain in full force and effect until such time as it shall be revoked as stated in the By-Laws or until I/we transfer title to my/our property in Hidden Lakes, or by my/our attendance at the January 19, 2009 meeting or any resumption of the meeting after the adjournment thereof.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

***Please note: you need to fill out this proxy if you cannot attend the meeting and return to the Hidden Lakes HOA.***

If unable to attend this meeting, please return this proxy to:

Hidden Lakes HOA  
P.O. Box 21422  
Chattanooga, TN 37421

## Hidden Lakes Homeowners Association

### 2009 Budget

Total Projected Income:	\$	63,450
Reserves Account:	\$	6,300
Expenses:		
Landscaping	\$	18,000
Electric	\$	13,000
General Maintenance	\$	5,000
Pool Maintenance	\$	4,500
Legal Fees	\$	4,000
Bookkeeping	\$	3,250
Water	\$	3,200
Insurance	\$	2,200
Cleaning	\$	1,500
Telephone	\$	800
Social Events	\$	500
Office Supplies	\$	700
Miscellaneous	\$	400
Garbage	\$	100
Total Expenses:	\$	57,150
Total Expenses + Reserves Account:	\$	63,450