

## **Master Association & Dam Matter**

Over the past several months, the Board has retained legal counsel to review the situation involving the Hidden Lake Villages Master Association and the dam parcel (Parcel 5402441), including invoices issued directly to some homeowners.

Counsel conducted a legal review that included a title examination and analysis of recorded declarations and governing documents. The purpose of this review was to determine how, if at all, this situation may affect Hidden Lake Estates and its residents.

### **Simplified Key Points Shared by Counsel**

- The original Master Declaration recorded in 1999 includes land that later became part of Hidden Lake Estates as part of a broader development framework. Recorded declarations can remain attached to property regardless of later changes in ownership or corporate status.
- At the same time, counsel identified significant legal questions regarding the current operation and authority of the present Master Association, including whether proper governance procedures have been followed.
- The dam project appears to constitute a major capital improvement rather than routine maintenance. Under the governing documents, such projects typically require formal notice and approval by a vote of the membership.
- Counsel found no evidence that Hidden Lake Estates HOA approved the project or participated in any vote related to the assessment.
- Our legal counsel advised that the recent actions and assessment process may be legally questionable and subject to challenge, although the recorded Master Declaration remains part of the property history and long-term obligations may ultimately be determined through appropriate legal processes.