

## HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

**Board Meeting-** July 17, 2018 Meeting called to order at 7:31 p.m.

**Attending:**

<b>HOA Board Members</b>	<b>HOA Members</b>	<b>S&amp;T Members</b>
President – Joan Koss	None in attendance	Marcel van Vierssen
VP- Chaz Holland		Laura
Treasurer- Pam Spencer		Cassie Cassara
At-Large- Kristin Leveto		
Prop. Manager- Lisa Cornaire		
Meg Hinders- Bookkeeper		

**Motion to approve the agenda:** Unanimous

**Motion to approve the June 2018 minutes:** Unanimous

**HOA Member Open Forum**

No comments

**S&T Open Forum**

Members expressed concern over the many recent pool closings due to biohazards. The board assured them they were looking into the problem and taking steps to educate both our members, guests and reciprocate Kingston chase users on county health codes related to potty training (extra layer for swim diapers), illnesses (24 hours symptom free) or incontinence. This information will be in the next newsletter. The member/guest sign in sheets have also been updated to add time of sign in and note areas for the guards.

**Committee Reports**

**Activities**

The July 4<sup>th</sup> parade was well attended. Stephanie Graby may consider volunteering to run this event next year.

The Crab Feast is scheduled for August 25<sup>th</sup> from 7:00p.m. to 12:00a.m. Live entertainment will be provided and the sign-up genius for reservations will be live soon. Attendees can pay online or drop a check in the office mailbox.

Stacy King will run the dog swim that is scheduled for Sept. 9<sup>th</sup> at 7:00 p.m. The waiver will be available on the website and a link on the Facebook page. Donations will go to the Fairfax Animal Shelter.

## **Pool**

There were 18 participants in adult swim this season.

A reminder of no glass or ceramics on the pool deck will be in the next newsletter.

The pool manager asked the board for permission to hold a lifeguard certification class from July 28<sup>th</sup> - August 2<sup>nd</sup>. The schedule will not interfere with current swim practice or water aerobics classes. Motion to approve this request was unanimous.

Reminder of the picnic area reservation system and daily guest limit will be in the next newsletter. Discussion of hiring a gate guard was tabled for consideration next season.

The newly leveled picnic area will be marked off with caution tape for the upcoming Relay Invitational.

## **ARC**

Reminder to trim overgrown landscape and clear crosswalks will be in the next newsletter.

## **Communications**

Articles for the newsletter due to Joan by July 27th.

## **Tennis**

The courts will be pressure washed at the end of the summer.

## **Clubhouse**

The Eagle Scout project was successfully completed. The entryway landscaping will be redone after the new sign is installed. A deep cleaning will be scheduled for the end of the season. The carpet will be dry cleaned annually. The kitchen refrigerator may be replaced and the current one moved downstairs to replace the one in the storage room.

## **Finance**

The finance committee will be meeting again during the budget season.

## **Old Business**

The Schwab accounts are open and ready for use. The Schwab representative will provide suggested CD ladders for the board to consider at the next meeting. All other accounts have been closed except the operating accounts. Lisa will communicate with the Schwab rep that the board voted to keep \$5,000.00 in the HOA account and \$10,000.00 in the S&T account as cash (not invested in CD's).

## **New Business**

A homeowner requested that the area left of the tennis courts covered in poison ivy and significantly overgrown be removed by the HOA. Davey will charge \$700.00 to remove debris and dig out the poison ivy. Motion to approve was unanimous.

## **Management Report**

There are 13 unpaid S&T dues. Certified letters were mailed out and those memberships will be reclaimed.

Member requested to pay only the annual maintenance fees, claiming they were unaware this was necessary in order to remain a member in good standing. The board was unanimous in granting a one-time approval for this membership account.

Lisa will be out of the office from August 14<sup>th</sup>-20<sup>th</sup>.

The board decided to move the monthly meeting time to 7:00 p.m. beginning in August.

## **Treasurer**

Nothing to report.

## **Bookkeeper**

Nothing to report.

Adjourn for closed session 9:00 p.m. to review legal.

**Adjourn: 9:18 p.m.**