

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- October 16, 2018 Meeting called to order at 7:03 pm

Attending:

HOA Board Members	HOA Members	S&T Members
President – Joan Koss	Charles Roswell	
V.P. – Chaz Holland	Craig Graby	
Secretary-Paige Dyer		
Treasurer-Pam Spencer		
At-Large-Kristin Leveto		
Prop. Manager-Lisa Cornaire		
Bookkeeper-Meg Hinders		

Motion to approve the agenda: Unanimous

Motion to approve the September 2018 minutes: Unanimous with minor changes

HOA Member Open Forum

No comments

S&T Open Forum

No comments

Committee Reports

Activities

Nothing to report

Pool

The Funbrella and lane lines were properly stored. Two memberships were recently sold, six remain. The combinations on the locks will be changed next season.

ARC

Doug Alhert resigned from the committee after many years of service. The open position will be advertised in the next newsletter.

Communications

Articles are due by Oct. 26th. The newsletter will include reminder about leaf collection dates.

Tennis

The courts will be power washed in the spring. A request was made to replace the rollers in the spring with squeegees, 1 per court. Two extra brooms will be purchased as well.

Clubhouse

The carpet in the clubhouse will be cleaned in January.

Finance

Craig will assess the interest level of the current committee members. He reviewed the draft budget and agreed with the board's conclusion that, due to the interest accrued by the CD ladders, there is no need to raise dues for 2019 and the reserve target contribution will still be met.

New Business

Information is being compiled for the upcoming Annual HOA and S&T meetings. Joan began revising the suggested S&T Rules and Regulations changes, along with integrating suggestions from legal counsel. These will be reviewed and revised by the board as needed prior to the annual meeting.

The board reviewed bids for landscaping contractors. Motion made to switch from Davey's to Lucas & Clark was unanimous. The contract totals \$8,603.00 and provides more services, including 2 annual flower rotations. The current contract with Davey's will conclude at year's end.

Draft budget review: The finance committee will meet soon to go through P&L through September. The committee agreed to meet three times per year to include the budget process (October), year-end numbers (January/February) and mid-year assessments (June).

Motion to approve the 2019 budget was unanimous.

Old Business

The board reviewed bids for trash collections. Motion to move to American Disposal Services was unanimous and will begin January 1, 2019.

Management Report

Volunteers will be canvassing the neighborhood to encourage members to vote on the resolution allowing the HOA to impose fines for ARC violations. Lisa will update list of homeowners that have voted as well as homes that are renters. The HOA will reimburse copying costs and supply return envelopes.

Treasurer

The reserve account is 100% funded.

Bookkeeper

Nothing to report.

Adjourn: 8:02 p.m.