

## HIDDENBROOK HOA ANNUAL MEETING 2017

### **Board Meeting- January 17, 2017**

#### **Meeting called to order at 7:00 pm**

Attending: Joan Koss-President, Chaz Holland – V.P., Paige Dyer - Sec., Pam Spencer - Treasurer, Kristin Leveto - Member at Large, Lisa Cornaire - Property Manager, Meg Hinders – Bookkeeper

**As 16 homeowners were present in person and 104 by proxy quorum for the annual meeting was established.**

**Motion to approve the agenda – Unanimous**

**Motion to approve the 2016 minutes - Unanimous**

#### **2016 Season Recap**

1. Reinstatement of the annual meeting requirement
2. Social Events: opening day BBQ, Adult Crab Feast, dog swim, Trunk or Treat
3. A 20' Funbrella has been installed over the picnic area
4. New stairs for the slide were installed
5. New BBQ grill purchased
6. New poolside basketball hoop purchased
7. Adult Swim and adult water aerobics was offered
8. The tennis courts were power washed
9. New timbers were installed in the flower beds around the building
10. Parking lot asphalt was crack filled, seal coat applied, and new lines painted
11. New bike racks were installed
12. Replaced electrical panels for the building
13. Installed new cement dumpster pad with fence
14. Installed new cement stairs
15. Repaired sidewalk between adjacent cul-de-sac and the pool
16. Installed a retaining wall at the tennis court
17. Swim & Tennis Club Rules, Regulations and Procedures Bylaws amendment task force was established

18. Online survey to get more feedback from members
19. Tennis Ladder was offered
20. Finance committee was formed

#### Plans for 2017 Season

1. New 3-year contract signed with NV Pools (2017-2019)
2. Bathroom renovations to include new flooring, changing stall dividers, fixtures and paint
3. Tennis courts will receive crack repair and new pickleball lines will be installed
4. The purchase price for new memberships has been increased to \$400

#### Reminders & helpful information:

Feedback forms are available downstairs and online

The lost and found will be emptied on the 1<sup>st</sup> and 15<sup>th</sup> of each month

If you have a concern about lifeguard conduct, please approach the manager or property manager or submit a feedback form. Please respect the structure and chain of command.

#### **Financial Highlights**

There were 2 unpaid HOA dues for 2016

Notable overages include:

Additional reserve study

Audit bill (2 years' worth of work paid in 1 year)

Change in directors' insurance policy

Reserve contributions

#### **Member Open Forum**

No comments

#### **Election**

Kristin Leveto was introduced as a candidate for the HOA board.

Volunteers from the floor were accepted for vote tabulation.

Kristin Leveto was voted onto the HOA board with 96 votes.

Meeting Adjourned at 7:30 pm



