

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: December 21, 2021

Meeting called to order at 7:06 pm

Location: Hiddenbrook Clubhouse

Attending:

HOA Board Members	HOA Members	S&T Members
President – Clive Bayliss	Kimberly Hartsoe	
Vice President – Kristin Leveto		
Treasurer – Joan Koss		
Secretary – Pam Spencer		
Member at Large –Matt King		
Prop. Manager – Lisa Cornaire		
Bookkeeper - Meg Hinders		

* -HOA and S&T Members

Motion to approve the agenda: Unanimous

Motion to approve the November 2021 HOA meeting minutes: Unanimous with edits

HOA - Open Forum - A question was asked about the county restrictions on the length of time a boat can be parked on the street without moving and the distance a boat may be parked from the owners residence. The answers were 15 days without moving and 500 feet from the owners residence.

S&T - Open Forum – Nothing presented for discussion

Committee Reports

Activities – The Board reports the position of committee chair vacant and is soliciting volunteers.

Pool – NV Pools will be invited to the February meeting to discuss plans for baby pool reonvation.

ARC – All applications are up-to-date. The sidewalk repair project is listed by the county as resolved.

Tennis – Nothing presented for discussion.

Communication – Article submissions for the newsletter are due the 27th of December. Articles will highlight: reminders about the annual meeting, sidewalks and shoveling snow – board elections - Property Manager announcement and farewell notes from two departing Board members.

Clubhouse – There is one rental scheduled for December and the exercise class usually held in the parking lot will move inside for the season. A system is needed for cleaning the clubhouse before rentals can begin again.

Old Business - The Property Manager will begin preparing turnover information for the new management company chosen by the Board. The Board voted to engage Lisa Cornaire, from Spectrum Property Management, to continue supporting the HOA through the month of February at the compensation rate outlined in the current management contract. This will help to ensure a smooth transition to the new management company.

New Business – The Board will be scheduling meetings with Sequoia Management and Cardinal Management Group to interview them for the management contract for the HOA. A third company will be considered pending proposal documents.

Treasurer/Bookkeeper Report – The treasurer reported that the financials are in order and within projected budgets. The Board voted to make an additional contribution to reserves prior to year end: HOA \$9,000 and Swim & Tennis \$27,000

Closed Session at 8:40- to discuss homeowner dues payment.

Open meeting began: 8:45 - Board voted to grant homeowner an installment payment plan to cover back dues owed.

Meeting adjourned at 8:47.