

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- September 19, 2017

Meeting called to order at 7:34pm

Attending:

| HOA Board Members | HOA Members | S&T Members |
|------------------------------------|--------------------|------------------------|
| President – Joan Koss | Charles Roswell | Marcel VanVierssen |
| VP- Chaz Holland-not present | | |
| Sec.- Paige Dyer | | |
| Treasurer- Pam Spencer-not present | | |
| At-Large- Kristin Leveto | | |
| Prop. Manager- Lisa Cornaire | | |
| Bookkeeper- Meg Hinders | | |

September Monthly Meeting

Motion to approve the agenda: Unanimous with minor changes.

Motion to approve the August minutes: Unanimous with minor grammatical changes.

HOA Member Open Forum

No comments

S&T Open Forum

No comments

Committee Reports

Social

Joan continues to gather more information on offering CPR and self-defense classes.

The HOA will not be hosting a Trunk or Treat this year, given there is no volunteer to run the event. Notice will be in the upcoming newsletter.

Pool

The pool cover was installed today. The furniture and umbrellas will be stored for the winter. A year-end maintenance walk through was done with NV Pools the following items were noted:

- A few minor maintenance items to be done in the locker rooms.
- The baby pool filter will need replacing in the Spring of 2018.
- The diving board stand will need to be painted before next season
- A broken coping stone will need repair
- Stains on the white coat will be addressed when pool is drained in spring.

S&T Bylaws Task Force

Charles Roswell reports that Todd Huse has collected all the input from the team and will be working on a final draft. The board has some additional thoughts to possibly incorporate into the document which they will consider once the draft is ready.

Finance

The committee met last week and submitted a draft 2018 budget to the board for review, which included a recommendation that the HOA raise annual dues to \$160.00 and the S&T dues to \$460.00 for 2018.

ARC

ARC applications slowing down, which is typical for this time of year. Nothing else to report.

Communications

Articles for the newsletter due to Joan by Sept. 26th. This will include information on the HOA board nomination process. Nominations will be due in October.

Tennis

Nothing to report

Clubhouse

The new siding and roofing has been ordered and work will begin early next month. The pricing will include new gutters.

Marcel will take down the WIFI booster for the winter and check on pricing for a second one for next pool season.

Decking update: The county considers the Certainteed brand suitable for commercial use railings. The contractor submitted a change order for these upgraded materials of \$3,000.00. Motion made and unanimously approved for the upgraded materials. It was noted that although the increase in price, this did not exceed the estimated cost for the deck replacements in the reserve study.

Old Business

The Board is currently reviewing the pool break policy and a motion was made and unanimously approved to query the Swim & Tennis members for input. An amendment to the HOA's Declaration document will cost approximately \$2,500 for the attorney to draft and file. Motion made to approve and begin the amendment process was unanimous. A notice to homeowners will be included in the HOA dues mailing.

New Business

The trash pick-up schedule will be modified to bi-monthly from Sept.1st -April 30th, then twice weekly from May 1st-August 31st. Motion made to approve these modifications, vote was unanimous.

The Board reviewed snow removal contract for the upcoming winter season, no increase to the rates from prior year. A motion was made to renew the snow removal contract with Hemax, and was unanimously approved.

A motion was made to ratify a board decision approving the collection of donations to send to victims of Hurricane Harvey. The vote was unanimous.

Draft 2018 Budget: As noted in the finance committee section above, the committee suggested an increase of \$10.00 in both the HOA and S&T dues. The increases will allow the reserves to stay 100% funded and continue reserve contributions rather than take funds away from other line items. Motion made by Kristen to approve the budget with the increases in both HOA and S&T dues. The vote was unanimous.

Management Report

Lisa reports the landscaper's rates will remain the same over the next 3 years
Lisa reports that she has followed up with Bishop's Tennis regarding the bill for the repairs to the tennis courts.

Lisa has ordered another set of remotes for the ceiling fans in the clubhouse in the event that one is lost or broken.

The office printer stopped working, Lisa and Meg will look into purchasing a new one.

Treasurer

Nothing to report

Bookkeeper

Nothing to report

Adjourn: Meeting was adjourned at 8:40 pm for a closed session.

Closed Session: The board reviewed legal and collections.

Open Session and Adjourn: 8:59pm.