

HIDDENBROOK HOMEOWNERS ASSOCIATION ANNUAL MEETING

Board Meeting –February 15, 2016

Meeting called to order at 7:34 pm

Attending: Joan Koss – President, Chaz Holland- V. President, Paige Dyer- Sec., Pam Spencer- Treasurer, Carrie Hester – Member at Large, Lisa Cornaire- Prop Mgr., Meg Hinders – Bookkeeper, Ursula Koenig Burgess-Attorney, Marcel VanVierssen, Neal Jarvis, Doug Alhert, Joe Daly, Kristin Leveto, Kristin Yost, Ian Williams, Todd Huse, Pete O’Hanlon, Charles & Lori Roswell, Mr. & Mrs. Brian Schulke, Angie Back

February Monthly Meeting:

Motion to approve the agenda – Unanimous (4 of 5 board members present)

Motion to approve the January minutes – Unanimous (4 of 5 board members present)

Board/Committee Appointments

Nomination/Appointment of Board Positions

- a. President – Joan Koss - unanimous
- b. Vice-President – Chaz Holland – unanimous
- c. Secretary – Paige Dyer – unanimous
- d. Treasurer – Pam Spencer – unanimous
- e. Member at Large – Carrie Hester - unanimous

Pete O’Hanlon volunteered to be treasurer.

Counsel will draft an administrative resolution to outline the structure and responsibilities of a financial advisory committee. Two homeowners volunteered to serve on this committee.

Committee Chair Appointment

- a. Recreation – Pete O’Hanlon volunteered – no vote was taken
- b. Social – Kristin Yost – unanimous
- c. Pool – Marcel VanVierssen - unanimous

- d. ARC – Doug Alhert – unanimous
- e. Communication – Kristin Leveto – unanimous
- f. Tennis – Dave Shupp – unanimous
- g. Clubhouse – Pam Spencer - unanimous
- h. Capital Improvement – Joan Koss – unanimous

Committee Liaison Appointment

- a. Recreation/Social – Carrie Hester
- b. Pool – Paige Dyer
- c. ARC – Joan Koss
- d. Communication – Pam Spencer
- e. Tennis – Chaz Holland
- f. Clubhouse – Pam Spencer
- g. Capital Improvements – Joan Koss

S&T

Member open forum

Member commented that the new slide steps looked nice and would be safer to use.

S&T Rules, Regulations & Procedures Amendments

Legal counsel will draft a Board resolution to establish a task force. The task force will work in conjunction with the Board, to amend and/or revise the S&T Rules, Regulations & Procedures document. Ursula explained that through her research, she has found that the S&T Rules, Regulations & Procedures document is a part of the HOA Bylaws. The task force shall be composed of seven (7) members. At least three (3) members shall be members of both the S&T club and the HOA, at least two (2) members shall be members of the HOA only and at least two (2) members shall be members of only the S&T club.

The task force will be appointed in May. Once proposed amendments are in final form, a town hall meeting will be scheduled with the S&T Club Members and the Association Members where the task force will present the proposed revisions to the attendees. Ursula instructed that

amendments will then need to be voted on by both the club members and the homeowners in a special meeting called for that purpose.

Plan for S&T Annual Meeting

Committee Reports

a. Pool

The pool opening party will be on May 27th.

Lisa will price new grills to replace the old one.

Jon Donovan from NV Pools will attend the May meeting to discuss the upcoming season.

NV Pools requested that job announcement for pool staff be advertised via signage and a link in the newsletter,

10 memberships are available. Members may place signage in yard to advertise availability.

b. Tennis

Nothing to report.

Charles Roswell volunteered to help pressure wash the courts this spring.

c. Capital Improvements

Pending final reserve study

HOA

HOA Open Forum

No comments

Committee Reports

a. ARC

The committee will set up a time for annual inspections in June. Notice will be put in upcoming newsletter.

b. Clubhouse

A new bike rack will be purchased and installed this spring. Pam will research clubhouse flooring and marquee signage options to present to the board. Dumpster Day is scheduled for May 21st/22nd. The swim team yard sale will also take place May 21st.

c. Social

Committee will look into hosting another adult social. There will not be an Easter Egg hunt this year.

d. Communications

Articles are due March 25th. The board decided to follow last year's schedule for article assignments.

Old Business

The board reviewed the reserve study and Lisa will send a list of questions and comments for clarification to the analyst.

New Business

Board reviewed proposals for resurfacing the parking lot. The board approved to spend \$8,741,00 to Total Asphalt for the project, which included a 5-year warranty. Vote was unanimous.

Management Report

Twelve (12) letters were sent for outstanding dues.

Lisa is reviewing insurance coverage and will present options to the board for review in a future meeting.

Treasurer/Bookkeeper Report

6k will remain in Capital Improvements for street lights.

Meg will summarize the reserve fund balances for 2015 end of year.

Adjourn

Meeting was adjourned at 11:45pm