

HIDDENBROOK HOMEOWNERS ASSOCIATION

Board Meeting – November 17, 2014

Meeting called to order at 7:33pm

**Attending: Joan Koss - Pam Spencer – Chaz Holland - Carrie Hester – Paige Dyer
Lisa Cornaire - Meg Hinders – Kristin Leveto – Kendra Green – Doug Alhert – Sarah Makin
Staci & Charles King – Greg & Jonny Dalrymple – Paul King – Nan Aitel-Thompson -
Jeff Harting – Savi Wijayaratne**

Motion to approve the agenda – One additional item added - Unanimous

Motion to approve the October minutes - Unanimous

COMMITTEE REPORTS

ARC:

Two letters were sent to homeowners who began changes/improvements to their properties without proper approval from the HOA.

Social/Recreation:

We are still looking for a chairman for our Social committee.

Pool:

The pool deck has been cleared and equipment stored for the winter.

A homeowner reported that the pool ladders used to have three steps and now they have only two which makes them harder to use.

Tennis:

November 22nd is the day scheduled for the tennis court cleanup. Volunteers are welcome. Kendra will send out a flash email.

Communications:

Articles for the December newsletter are due by November 30th.

Clubhouse:

Projects still in the works are oiling the ceiling, adding task lighting, and finding new flooring for the club room.

New windows have been ordered for the kitchen and the guard room and will match our new doors.

The necessary training for the AED scheduled for purchase for the club room will be researched and a decision made as to whether or not we should install one.

Neighborhood Watch:

No new news to report.

Pavilion Committee:

The Pavilion Committee is scheduled to meet on the Nov 24th.

HOMEOWNER OPEN FORUM

A homeowner reports there is still a problem with commercial trucks being parked in the development. He was informed that the enforcement of parking on the streets within the community falls under the jurisdiction of county ordinances. Any homeowner can contact the county to report a violation of this ordinance.

Several homeowners expressed concern that a homeowner on Willow Spring plans to open a day care center in her home. At the present time the homeowner has obtained a permit for a limit of seven children. The homeowners were informed that per the Hiddenbrook covenants, this type of business is permitted under Fairfax County zoning ordinances. Fairfax County laws and ordinances supersede all restrictions or requirements listed in our covenants. The homeowner who plans to open the daycare was also present in the meeting and gave information regarding the details of her business plan.

The homeowners were encouraged to communicate amongst themselves openly and consistently in order to keep harmony in the neighborhood.

OLD BUSINESS

The action item list was reviewed and updated.

NEW BUSINESS

Staci King volunteered to serve on our Election committee and the Board voted unanimously to accept her service. Chaz Holland will serve as Chairman.

MANAGER'S REPORT

Lisa is preparing the dues notices and will include the questionnaire regarding the email and newsletter inquiry, the election ballot, and a questionnaire to update the Board knowledge of our neighborhood demographic. Volunteers are requested to help stuff the 393 envelopes and complete this annual mailing. This information must go out before December 1st.

Lisa is working on getting a quote for updating the electrical circuit box in the basement.

The neighbors bordering the pool have given their consent for us to trim the trees overhanging the pool area and Lisa will contact the neighbors bordering the tennis courts for the same consent before we move forward with this project.

TREASURER/BOOKEEPER REPORT

The auditors are almost finished with our audit.

The board voted unanimously to have the Treasurer do a written synopsis of his conversation with one of our representatives at Mason & Mason regarding the reserves study and the possibility of raising homeowner dues.

Our next review study is scheduled for 2016. The Board voted to keep funds originally destined to be deposited into our reserves fund in our operating account instead of depositing it in the reserves or the capital improvement account.

CLOSED SESSION

The Board voted unanimously to extend the contract for our property manager to a three year term instead of annually she will bring a contract addendum to the next meeting for signature.

OPEN SESSION

The Board meeting adjourned at 8:50 pm.