

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- September 20, 2016

Meeting called to order at 7:31pm

Attending: Joan Koss-President, Chaz Holland, Vice President, Paige Dyer - Sec., Pam Spencer - Treasurer, Kristin Leveto - Member at Large, Lisa Cornaire – Property Manager, Meg Hinders – Bookkeeper, Marcel Van Viersen, Todd Huse, Charles Roswell, Stephanie McClellan, Kimberly Hartsoe

August Monthly Meeting

Motion to approve the agenda: Unanimous with minor additions

Motion to approve the August minutes: Unanimous with minor changes

Motion to amend July minutes: Chaz Holland was in attendance-unanimous

Motion to amend August special meeting: attendees inadvertently omitted-unanimous

HOA Member Open Forum

No comments

S&T Open Forum

No comments

Committee Reports

Social

The crab feast was well attended with 80-90 participants.

The dog swim was well attended. Notes for next year include more advertising of the event as well as advertising the collection of donations for the animal shelter. Stacy King's summary of the event will be included in the upcoming Mainstream.

Trunk or Treat is scheduled for October, 29th from 6:00-8:00 p.m. Pizza will be served. In the event of rain, the event will be cancelled and not rescheduled.

Communications

Information due to Kristin by August 24th.

Suggested information to include: request residents not put leaves out on the street before the scheduled pick-ups and information regarding the upcoming deer culling in Fairfax County.

Finance

The financial committee will be meeting on the 27th at 7:30p.m. Information about the new reserve study will be shared and evaluated.

Capital Improvement

A finalized list of ideas was sent out to the committee for review. The committee will meet again after the new reserve study and budget are completed.

Pool

Final closing preparations are underway, including wrapping and storing the umbrellas, re-rolling the mats and cleaning the grill for winter storage.

Rob Dean will be looking into the options for resurfacing or replacing the diving board.

Motion was made to explore the option of installing a gate at the eating area entrance. Motion was approved unanimously.

Tennis

Two (2) new dry rollers and covers will be purchased in Spring of 2017. The committee was requested to sweep the courts often as the leaves and nuts begin to fall.

ARC

There were a few new applications. Lisa will look in to 1 property that may not have had an approved application for work done.

Reminders for the Mainstream: put trash cans up in a timely manner, and remind residents to shut garage doors at night.

Clubhouse

The quarterly deep cleaning will take place in the coming weeks.

Research of the electrical issues is ongoing.

As recommended by the reserve study, Lisa will research replacing the wooden deck and rail, comparing treated lumber with Trex type materials.

The roof will be redone in 2017 or 2018.

Research will begin for updating the locker and shower rooms.

S&T Bylaws Task Force

Minutes from the last S&T Rules Committee meeting were presented for the board to review.

Kimberly Hartsoe was unanimously appointed as an HOA Only member of the task force.

The committee is currently in discussion about what areas of the property are common area vs. fee for use common area. They will begin a paragraph by paragraph review of the by-laws.

The committee requested the HOA lawyer provide preferred structure and language for new or modified guidelines, placement of any changes in the current document, or perhaps even creating a separate document. Lisa will contact the lawyer.

Old Business

The board will continue to research improvements and repairs to the tennis courts and surrounding areas. These include; a) installation of bottom rail along fence line; b) installation of a retaining wall; c) repairs for cracks and gouges of the court surface and d) quote for pickleball lines.

New Business

The board reviewed feedback from S&T members on the recent pool season. The board will consider suggestions for next season including expanding the water aerobics classes that were offered.

The board reviewed the contract proposals from NV Pools. The board unanimously approved the 3-year contract proposal. The annual fees will cost just under \$76,000.00 per season. This cost covers staffing and most chemicals.

Treasurer

The line items in Quick Books have been reformatted for a cleaner categorization of budget items.

The board voted unanimously to follow the recommended reserve study contribution of \$73,508.00 for 2016. The operating account will then be reimbursed the amount of \$34,978.00 for reserve projects which were paid for out of that account in 2016. This procedure will be followed from now on to track the process of reserve funds contributed and reserve funds reimbursed on an annual basis.

Adjourn : Meeting was adjourned at 9:43 pm.

