

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- August 15, 2017

Meeting called to order at 7:31pm

Attending:

HOA Board Members	HOA Members	S&T Members
President – Joan Koss	Charles Roswell	Marcel VanVierssen
VP- Chaz Holland	Brad Blaisdell (also S&T)	Casey Casara
Sec.- Paige Dyer		
Treasurer- Pam Spencer		
At-Large- Kristin Leveto		
Prop. Manager- Lisa Cornaire		
Bookkeeper- Meg Hinders		

August Monthly Meeting

Motion to approve the agenda: Unanimous with 1 addition under Old Business

Motion to approve the July minutes: Unanimous

HOA Member Open Forum

No comments

S&T Open Forum

No comments

Committee Reports

Social

The water aerobics instructor also offers self-defense classes. Joan will get more information on offering these classes to the community. Joan will also get more information on offering CPR classes as well.

Pool

The crab feast currently has 36 participants registered. Attendees need to RSVP by the 19th and pay in full by the 22nd. Lisa will email the link for the sign up genius and Kristen will post on the HOA facebook page.

Marcel replaced the basketball rim with a spring loaded one.

The dog swim will take place on the 10th at 6pm. Lisa will put waivers at the lifeguard desk. A reminder will be in the newsletter.

The board unanimously voted to purchase \$100 in gift cards for the pool manager and assistant managers.

Lisa will check with Rob Dean about a replacement showerhead.

S&T Bylaws Task Force

The task force continues to clean up the documents, focusing on less ambiguous language.

Finance

The committee is tentatively scheduled to meet again Sept. 12th at 7:00pm. They will review the budget draft and assist in determining the reserve contributions.

ARC

A homeowner asked if the committee is considering amending the guidelines to include window treatments.

Communications

Articles for the newsletter due to Joan by May 25th. Marcel will contribute an article summarizing the swim team's season. A reminder of the Fairfax County noise ordinance will be included as well as a reminder to trim back trees and bushes to clear walkways for those who will be walking to school.

Tennis

The board will replace the dry rollers with squeegees next season.

Clubhouse

The new rental agreement was approved unanimously by the board and will become effective September 1, 2017. The rates will remain \$150.00 (8 hours) for homeowners and Swim & Tennis members \$500.00 (8 hours) for non-HOA members.

Old Business

The board unanimously approved the installation of vinyl siding to the clubhouse which will cost an additional \$9500.00. Tom will be ordering the siding.

New Business

The attorney is researching a question that came up relating to pool breaks.

Management Report

The club owns three S&T memberships.

The deck company has encountered a hurdle with the permit process and has hired an architect to review the plans since the clubhouse is categorized as a commercial property according the Fairfax County.

Lisa is waiting for pricing on the snow removal contract.

Lisa will be out of town 8/31-9/6.

Treasurer

Updates noted in finance committee section.

Bookkeeper

The board requested Meg update her job description for review.

Adjourn: Meeting was adjourned at 8:36 pm for a closed session.

Closed Session: The board reviewed current legal matters.

Open Session: The board voted to continue following attorney guidance with all legal matters and agreed to review on a monthly basis at their meetings.

The board reviewed and unanimously accepted the property manager's updated contract.

Adjourn: 9:16pm.