

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- December 19, 2016

Meeting called to order at 7:52 pm

Attending: Joan Koss-President, Paige Dyer - Sec., Pam Spencer - Treasurer, Kristin Leveto - Member at Large, Lisa Cornaire – Property Manager, Meg Hinders – Bookkeeper, Sarah Makin

December Monthly Meeting

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

Motion to approve the December minutes: Unanimous with minor changes (4 of 5 present)

HOA Member Open Forum

No comments

S&T Open Forum

No comments

Committee Reports

Social

Nothing to report.

Communications

Information due to Kristin Leveto by December 26th.

Joan and Kristin L. will work on updating the facebook page.

Year in review will be provided at annual meeting in January.

Finance

The monthly committee meeting was postponed until after the new year, when they can review year end numbers.

Capital Improvement

The committee will meet again after the new reserve study and budget are completed.

Pool

Major repair to the drainpipe, which carries water when the pool is backwashed, was completed. Upon excavation, another pipe was found inserted perpendicular and dropped down into the main pipe creating a restriction to water flow. This pipe was removed and the ground was re-graded, seed and straw was applied.

Lisa will ask Rob Dean (NVPools) about the cost of a new diving board.

Tennis

Cracks in the courts were evaluated by the landscapers and they do not believe the cause is tree roots but they could not rule it out 100%. Repairs will be made in the spring.

ARC

VDOT will conduct a study of the traffic concerns on Hiddenbrook.

Letter will be sent to homeowner regarding a dismantled truck on Milikens.

Clubhouse

Rental income to date is around \$8,000.00.

Research will begin for building improvements, including but not limited to, updating the locker and shower rooms, the building exterior the wooden deck and railing, the marquee sign, bathroom and foyer.

S&T Bylaws Task Force

Nothing to report. The December meeting was cancelled due to holiday travel.

Old Business

Quotes for replacing the decking were reviewed. Motion was made to approve the Hemax bid to replace the three (3) decks and stairs for \$13,395.00. This price includes 1 year guarantee for labor and installation. Approval was unanimous. (4 of 5 present). Delivery date is May 1, 2017.

New Business

The board reviewed a request for a "charity rate" for a clubhouse rental. The board voted unanimously to not offer any discounted rental rates.

The Annual HOA and S&T meetings will be held on January 17th and 7:00pm and 8:00pm respectively. Notice will be put in the January Mainstream.

No homeowners were in attendance to discuss the traffic safety concerns recently voiced on social media.

Preliminary planning for upgrades to the locker rooms has begun. Proposal from NV Pools was reviewed and suggestions/changes made. Motion was made to approve the proposal with changes to remain under the \$40,000.00 cap. Approval was unanimous (4 of 5 present). Lisa will send changes to Rob Dean. Final pricing will be reviewed in the February 2017 monthly meeting.

Board voted to approve year-end bonuses for the property manager and bookkeeper.

Management Report

Lisa will be mailing out postcard reminders of the upcoming annual meetings.

Lisa will be out Dec. 12-16th.

Fairfax County will change the day of trash collection to Thursdays beginning February 2, 2017. A notice will be in the newsletter.

Treasurer

Budget overages incurred year-to-date were reported to be from legal and postage fees.

Bookkeeper

Meg will make the necessary contributions to the reserve accounts.

Adjourn : Meeting was adjourned at 9:28 pm.