

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: August 18, 2020

Meeting called to order at 7:01pm

Location: Hiddenbrook Clubhouse

Attending:

HOA Board Members	HOA Members	S&T Members
President - Joan Koss		Sandy Davis
Vice President - Clive Bayliss	Kimberly Hartsoe	
Treasurer - Pam Spencer	Bob Turner	
Member at Large - Kristin Leveto	Melissa Frasier	
Prop. Manager - Lisa Cornaire		
Bookkeeper - Meg Hinders		

* -HOA and S&T Members

Motion to approve the agenda: Unanimously approved.

Motion to approve the July 2020 HOA amended meeting minutes: Unanimously approved.

HOA Member Open Forum

Question raised on the lack of common area grass cutting/landscaping – delayed due to all the rain.

Questions presented by owner of the house that burned down as they rebuild,-- The board/ARC will respond to the homeowner within the next day.

S&T Open Forum

Member inquired about any updates provide from the attorney – no changes to report

Questions on plans for next year - The Board relayed that the pool committee will be helping to advise the Board for a safe reopening of the pool next year and the Board is welcoming additional members.

Member asked how many outstanding pool dues remain - There are currently 56 unpaid pool dues.

Committee Reports

Activities – Nothing to report.

Pool –

- 1) Pool water level was high due to all the rain, but no issue.
- 2) Pending alcove replacement was discussed.

*The Board unanimously voted to proceed with the less expensive route and repair the alcoves instead of replacing them.

ARC –

- 1)Lots of requests are being processed.
- 2)Letters have been mailed to homeowners to address bushes and trees overhanging sidewalks.

- 3) A committee is forming to address sidewalk repairs, currently 4 volunteers have joined.
- 4) The ARC Inspection will be after Labor Day and will be announced in the newsletter.

Communication –

- 1) Articles due 7/27 to the newsletter editor
- 2) Articles to include:
 - a. ARC Inspection in September 2020.
 - b. Delay in yard waste pickups.
 - c. Sidewalk Committee need for additional volunteers.
 - d. Pool Committee volunteers needed.
 - e. Closure of the parking lot for repair.

Tennis –

- 1) The Board was asked to paint the pickle lines blue for better visibility.
- 2) The painting of the lines will close the court for 4-5 days.

*The Board unanimously voted to paint the pickle lines blue instead of green.

Clubhouse –

- 1) The railing of the upper clubhouse deck will be painted to better match the rest of the clubhouse.
- 2) Steam cleaning of the carpet will be done based on when rentals resume.
- 3) Rental of the clubhouse will be further discussed.
- 4) Look into changing the address of the clubhouse and getting a physical mailbox by the road.

Old Business

- 1) The crack and seal repair of the parking lot is scheduled for September 1st. Information will be sent out to the community in the days before especially as the schedule may change.
- 2) The Reserve Study by Mason and Mason I will take place in October.
- 3) The budget planning is moving forward and the focus will be to set the HOA budget by the November deadline and the S&T budget will follow due to the fluidity of S&T accounting lines as the deadline for late payments was extended through October for members.

New Business

- 1) Hotmail changed over to Outlook and the storage for the Club's email is almost full.
 - a. Looking into different options – The Property Manager will report more at the next meeting
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- 2) The need for a new desktop computer for the Property Manager was discussed and will be revisited once finances improve.
- 3) A request was made for use of the parking lot by an outside party for a movie night.
*The Board unanimously voted to deny the request.

Treasurer/Bookkeeper Report

On track with expenditures; waiting on outstanding S&T dues and a reminder notice will be sent. It will provide the amount and convey the risk of permanent loss of membership for nonpayment.

An investment CD is coming to maturity soon for both the HOA & S&T.

Closed Session – Motion unanimously approved to enter closed session at 8:17pm

The Board discussed legal & collections.

Meeting back in session – 9:01pm

*The Board voted to appoint Kimberly Hartsoe to the ARC committee.

*The Board voted to appoint 3 new members to the sidewalk repair committee.

*The Board voted to appoint Sandy Davis to the Pool/Swim committee.

The Board will continue working on the mission statement for the pool committee to use as a guideline to reopen the pool safely next year.

Meeting Adjourned – 9:17pm