

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- April 16, 2019 Meeting called to order at 7:06 pm

Attending:

HOA Board Members	HOA Members	S&T Members
President – Joan Koss		Brooks Hamm
V.P. – Chaz Holland		
Secretary-Paige Dyer		
Treasurer-Pam Spencer		
At-Large-Kristin Leveto		
Prop. Manager-Lisa Cornaire		
Bookkeeper-Meg Hinders		

Motion to approve the agenda: Unanimous with addition of new business ‘pool spring punch list’

Motion to approve the March 2019 minutes: Unanimous with minor changes

HOA Member Open Forum

None present

S&T Open Forum

Member inquired about whether a basketball hoop could be purchased for the shallow end. The Board will take it into consideration. Member also asked about the timeline for resurfacing of the baby pool.

Committee Reports

Activities

Volunteers are still being recruited to help with the opening day ice cream social.

Pool

Swim team agreement has been revised and the Board is awaiting the signed copy from the team President. Lisa requested the B meet schedule so that the website could be updated.

ARC

The annual inspection is scheduled for April 25th. ARC applications have been coming in steadily this time of year.

Communications

Articles are due by April 27th. An article will be submitted by the swim team.

Tennis

Courts are being power washed by Tennis committee volunteers. The pickle ball equipment has come in and will be stored in a locked deck box inside the courts.

Clubhouse

Many of the tables in the clubhouse that the renters and community uses are beginning to break and/or are slightly damaged. Pam noted that the reserve study allocates funds this year for furniture replacement. Motion made to replace them with new, lifetime tables from Sam's club was unanimously approved. Old tables will be offered to the swim team as long as they are able to store them in their shed or closet.

Old file cabinets and some items from the downstairs closet were offered to the swim team for their yard sale.

Lisa reports that the emergency lights in the clubhouse were replaced with new, LED lights.

The grout has been cleaned and sealed in the foyer and hallway downstairs.

A new stone countertop was ordered for the lifeguard desk.

Touch up painting was performed in the clubhouse and new weather-stripping installed on the doors.

The landscaping will be installed in a few weeks.

Finance

Nothing new to report

Old Business

The Board reviewed some additional quotes for the repair of the exterior light poles and upgrade to LED. Since the fixtures were a better quality and a better

warranty was offered by comparison, a motion was made to go with the quote offered by PSE, in the amount of \$3,877 passed unanimously.

New Business

The Board reviewed the NV Pools spring punch list all items approved except new plungers.

The landscapers presented a quote to refresh the playground much for \$2,500, motion to approve passed unanimously.

Board reviewed quote from Commercial Works to install a door at the bottom of the stairs and enclose the stairs, drywall and paint as well as rebuild the threshold and door frame of the men's and ladies room entrance and exit doors as well as in the guard office. The total for the project was \$4,925. Motion made to approve with the exception of the threshold in the lifeguard office was approved unanimously.

Request for the Drainesville PTA to hold an event to honor the teachers at the clubhouse was approved unanimously.

Management Report

Lisa provided reminder that the pool picture book needed to be reviewed by the board by 5/2 in order to send notice to the members.

A reminder about the new pool rule regarding rubber pants will be placed in the next newsletter.

NV contract is expiring this year; Kingstream has offered to co-negotiate again as has been done in past years.

Hunters Creek pool has reached out to see if there's a way to share new member opportunities. The Board did not believe this would be something they could offer since the first goal would always be to assist Hiddenbrook's own members in selling. They will be trying out a new electronic system this year and have offered to allow Hiddenbrook to see how it works.

Treasurer & Bookkeeper

An extension has been filed on the taxes, should be submitted in about a week.

Adjourn: 8:32 p.m.