

# HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

**Board Meeting Date: May 18, 2021**

Meeting called to order at 7:07 pm

**Location: Hiddenbrook Clubhouse**

**Attending:**

<b>HOA Board Members</b>	<b>HOA Members</b>	<b>S&amp;T Members</b>
President – Clive Bayliss	Kimberley Hartsoe	Bob Yost
Vice President – Kristin Leveto	Jenn King *	Marcel van Vierssen
Treasurer – Joan Koss	Doug Alhert *	Neal Jarvis
Secretary - Absent	Jose & Rosa Milheiro	Matt Ratto
Member at Large – Matt King		
Prop. Manager - Lisa Cornaire		
Bookkeeper - Meg Hinders		

\* -HOA and S&T Members

**Motion to approve the agenda:** Unanimously approved amended agenda.

**Motion to approve the April 2021 HOA meeting minutes:** Unanimously approved.

## **HOA Member Open Forum**

One homeowner made inquiries regarding the approval timing of architectural applications and a second homeowner asked for the Board and ARC to review an adjacent property next to his for landscaping violations.

## **S&T Open Forum**

S&T members inquired whether the Board will make changes to the pool opening plan in light of the recent announcement by the Governor of Virginia. The Board is awaiting the newest operational guidelines from the Commonwealth and Fairfax county due out this Thursday. Even though the Commonwealth may publish certain guidelines, the Board will also need to follow the guidelines specific to Fairfax County. The Board will also consult with NV Pools.

Once the guidelines are published, the Board will make any necessary changes to the pool operational plan which may abolish the need for some of the systems which were initially put in place. Those updates will be published to the membership via the normal communication methods.

## **Committee Reports**

**Activities** – There are no planned activities for the month of June and the 4<sup>th</sup> of July picnic is under consideration depending on the newest activity guidelines.

**Pool** – The property manager will meet with the lifeguards at the pool on Saturday the 22<sup>nd</sup> to review the new operating procedures and systems based on the latest required guidelines published on Thursday. The hope is that all masking and social distancing restrictions will in fact be lifted and operations at the pool will return to “business as usual”.

If the need for booking reservations for swim time at the pool is declared obsolete, members will still be encouraged maintain their information in the electronic system should capacity restrictions change again. Also the photo identification will be done through that process instead of the photo book from years past.

Restrictions for eating only in the fenced picnic area will remain in place. If the guest policy is re-instated, passes will be offered at a reduced rate for the month of June only.

**ARC** – The ARC Committee met on May 10<sup>th</sup>. No homeowners attended this meeting and all applications or emails regarding ARC applications were reviewed. Committee members are prepared for the annual inspection to be conducted on June 8<sup>th</sup>.

**Tennis** – Three members of the Tennis committee met and discussed the following ideas/topics for consideration: Tennis bingo – Round Robin – Fast Four – Tennis Ladder and activities for kids. A survey will be sent out to determine the interest level of these proposals.

**Communication** – Article submissions for the newsletter are 27<sup>th</sup> of May. Plans are to include: Waterspouts – Bulk Pick-up Changes by County – Trash Pick-ups in paper bags only.

**Clubhouse** – Discussion for the re-opening of the clubhouse for rentals was tabled until the June meeting.

**Hurricanes** - The swim team will follow all NVSL rules for this swim season. Strict rules are still in place regarding any Covid outbreaks and required quarantine guidelines. Team members will enter the pool by the front gate for practices and names will be taken each day. The Board voted to allow the Hurricanes to use the clubhouse on June 14<sup>th</sup> during the swim meet.

**Morning Fitness Swim** – The Board intends to sponsor the Morning Fitness Swim this summer under the management of NV Pools. Details of the cost and structure of the morning swim are being determined and will be published when all the specifics have been worked out.

**Indoor Mask Policy** – The Board voted to use the honor system for attendees of the board meetings going forward. If a person has been vaccinated they are not required to wear a mask and if they have not been vaccinated, they are expected to wear a mask.

### **Property Management Report**

**Old Business** – The final Reserve Study documents were reviewed and will be posted on the Hiddenbrook website.

**New Business** – The club has a total of 50 memberships available for purchase. Interested parties should contact our Property Manager at the clubhouse.

### **Treasurer/Bookkeeper Report**

The financials were reviewed. Operating costs are in line with budget projections thus far.

**Meeting Adjourned for Closed Session at 8:48pm.** Topics included attorney guidance, late fees on dues, legal fees on late dues.

### **Meeting Open session – 9:15 pm**

Motion made to proceed with the adjustments as discussed in closed session regarding legal and late fees, unanimously approved. Motion made to enter the legal guidance into the records of the association for a future Board to use should the topic arise again, unanimously approved.

**Meeting Adjourned – 9:36 pm**