

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- August 16, 2016

Meeting called to order at 7:31pm

Attending: Joan Koss-President, Paige Dyer - Sec., Pam Spencer - Treasurer, Carrie Hester - Member at Large, Lisa Cornaire – Property Manager, Meg Hinders – Bookkeeper, Marcel Van Viersen, Todd Huse, Kristin Leveto, Charles Roswell, Doug Alhert

August Monthly Meeting

Motion to approve the agenda: Unanimous with minor additions

Motion to approve the July minutes: Unanimous with minor changes

Motion to approve August 4, 2016 special meeting minutes: unanimous with minor changes

HOA Member Open Forum

No comments

S&T

Open Forum

No comments

Committee Reports

Social

The Olympic viewing party was well attended. A similar party may take place next season for the World Championships.

Crab feast will take place September 4th. Sign-up genius is ready to be emailed out. A lock box will be used at the guard desk to drop off pre-payments. The back gate will be open to serve wine.

Communications

The board decided (4 of 5 members present) not to include filler articles in the newsletter. This will streamline the newsletter to include neighborhood specific articles and information.

Information due to Kristin by August 26th.

Finance

The board approved a new reserve study through Mason & Mason at the Special Meeting last month.

The new financial committee will be assisting with the assessment of the new study and be involved in the upcoming budgeting process.

Capital Improvement

A finalized list of ideas will be sent out to the committee for review. The committee will meet again after the new reserve study and budget are completed.

Pool

Adult swim had 16 participants this season. The water aerobics class averaged 10 participants. A class for kids will be considered for the 2017 season.

S&T members are encouraged to fill out forms or send email to Lisa regarding feedback on the 2016 season.

Lisa requested approval to purchase gift cards for the lifeguards. Cards valued at \$50.00 were approved (4 of 5 board members present) for the manager and assistant manager and \$10.00 cards for all other staff.

Tennis

Research is ongoing for quotes to paint pickle ball lines on one of the tennis courts.

Motion was made to purchase two (2) new dry rollers in Spring of 2017. Approval was unanimous (4 of 5 board members present).

ARC

The language in the ARC guidelines may be modified to aid in homeowners conforming to existing neighborhood designs.

The committee may request homeowners remove dead trees.

Clubhouse

The blood drive had 27 participants.

Rental revenue is currently above projected.

Research of new marquee sign and carpet is ongoing.

The pipes and light panels were labeled.

The old bike rack will be recycled.

NV Pools removed the old lifeguard chairs.

S&T Bylaws Task Force

Todd Huse reported that he is currently serving as the Chair and Secretary for the task force. Mr. Huse requested the HOA lawyer provide preferred structure and language for new or modified guidelines. The committee is scheduled to meet the 1st Tuesday of every month. The board requested a list of attendees be included in the minutes.

Old Business

The board approved (4 of 5 members present) to spend \$1400.00 for tree (4) removal by Reston Tree Experts.

Carrie nominated Kristin Leveto to the member-at-large board position through January 2017. The vote to appoint Ms. Leveto was unanimous (4 of 5 members present).

New Business

Snow removal: the board approved the contract with Hemax for the upcoming 2016-17 season.

The Dranesville PTA requested the use of the clubhouse for their first meeting in September. The board denied this request, reserving the clubhouse donation for the teacher appreciation party in May 2017.

The recent hydrojetting of the pool lines showed a 4' pipe impeding the flow of an 8" pipe which was determined to be the cause of the backwashing issues in the pump room. Repairs will involve excavation of 10' deep to remove the pipe. A final quote for the job will be given in the fall 2016.

Motion was made to approve new insurance policies for the Hiddenbrook HOA through Cincinnati Insurance (with minor change of dropping D&O coverage) and picking up D&O coverage with Ian H. Graham Insurance. The vote to approve purchasing these policies was unanimous (4 of 5 board members present).

Management Report

Mason & Mason is scheduled to begin the new reserve study in September.

The electrician will fix the grounding issue which keeps tripping the breaker.

The NV Pools contract will be up for renewal in September. They will provide quotes for 1-3 years.

Treasurer

The HOA is in line overall with the current budget.

Bookkeeper

The 2015 audit is complete. Meg is waiting to receive a copy of the audit.

Adjourn : Meeting was adjourned at 9:34 pm.

