

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: September 15, 2020

Meeting called to order at 7:01pm

Location: Hiddenbrook Clubhouse

Attending:

HOA Board Members	HOA Members	S&T Members
President - Joan Koss	Max Propp	Matt Ratto
Vice President - Clive Bayliss	Kimberly Hartsoe	Casey Cassara
Treasurer - Pam Spencer	Jennifer King*	Neal Jarvis
Secretary - Matt King	Meg Gray*	Lisa Rita
Member at Large - Kristin Leveto		Sarah Boyle
Prop. Manager - Lisa Cornaire		Emma Collie
Bookkeeper - Meg Hinders		

* -HOA and S&T Members

Motion to approve the agenda: Unanimously approved.

Motion to approve the August 2020 HOA Meeting minutes: Changes identified regarding a repeated word (“to”) that needed to be deleted in the 2nd paragraph under the S&T Open Forum.

HOA Member Open Forum

Homeowner appeared before the board to appeal an ARC decision regarding the color of his siding and inquire about solar panel placement. The Board will discuss further and provide him a written response after the meeting.

S&T Open Forum

An S&T member inquired about the future plans for upgrading the baby pool; the reserve study will provide this timeline.

Several S&T members inquired about multiple topics listed below:

1. Operating costs vs pool contract credit
2. Number of outstanding dues
3. Plans for 2021 pool opening
4. Risk of litigation
 - a. The following S&T members volunteered to join the pool committee to assist with the 2021 opening plan: Neal Jarvis
 - b. Jenn King
 - c. Lisa Rita
 - d. Emma Collie
 - e. Meg Gray

*The Board unanimously voted to add new people to the pool committee. Marcel vanVierssen is the pool committee chair and Clive and Kristen are Board liaisons. The Board reviewed the committee’s charter with the members present.

New Business

Nothing to report.

Committee Reports

Activities – Nothing to report.

Pool – Discussion held during S&T open forum.

ARC –

- 1) Still looking at conducting the community-wide ARC inspection at a date TBD.
- 2) Tree/bush trimming notices have been effective.
- 3) Sidewalk trip hazard assessment is in progress. **Communication** –
 - 1) A recommendation from a Board member was to do an article on a specific section of the ARC each month. More like a “How do I...” information article, as well as, providing links in the news article to the ARC guidelines.
 - 2) A request from a homeowner was a list of POC information for sub-committee and BOD members. The Board explained that one point of contact is more efficient and effective.

Tennis – Nothing to report.

Clubhouse –

- 1) The Board offered the use of the clubhouse to the pool committee but advised that they would require them to clean/disinfect afterward.
- 2) The property manager offered the committee access to her paid zoom account as an option if committee members wanted to meet virtually.

Property Management Report

Old Business –

- 1) Address change for the clubhouse is still TBD based on confirmation with the Postmaster.
- 2) Parking lot repair work is complete.
- 3) Reserve Study: Site visit anticipated in October.
- 4) Tennis Court repairs: The Board reviewed prices/options for tree root removal.
*The Board approved the cost of \$300 to remove the roots.
- 5) Pickle ball lines will be painted in conjunction with the tennis court repairs.

New Business – Nothing to report.

Treasurer/Bookkeeper Report

Two CD's matured on 9/14/20. They will be in the reserves 'cash' account to cover upcoming reserve expenses. Working session on budget is TBD.

Closed Session – Motion unanimously approved to enter closed session at 8:41pm

The Board discussed ARC violations and legal.

Meeting back in session – 9:06pm

Meeting Adjourned – 9:06pm