

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- November 19, 2019

Meeting called to order at 7:00 pm

Attending:

| HOA Board Members | HOA Members | S&T Members |
|-----------------------------|--------------|-------------|
| President – Joan Koss | Barb Sidoti | |
| Vice President-Vacant | Julia Zenger | |
| Treasurer-Pam Spencer | | |
| Secretary- Vacant | | |
| At-Large-Kristin Leveto | | |
| | | |
| Prop. Manager-Lisa Cornaire | | |
| Bookkeeper-Meg Hinders | | |

Motion to approve the agenda: Unanimously approved with modifications

Motion to approve the October 2019 minutes: Unanimously approved

HOA Member Open Forum

No comments

S&T Open Forum

No comments

Committee Reports:

Activities -

Skate Night information will added to the website, calendar, and another announcement will be sent out.

Pool -

Based on professional advice prepared for the board by the pool management company, and an independent core sample test of the pool walls, the board decided to change the reserve study timeline for certain maintenance projects related to the pool.

The Board unanimously approved the installation of a chair lift which will be stored inside the pool fence by the guard door entrance.

The Board unanimously approved the proposal for \$34,000 to configure the stairs at the shallow end of the pool. This modification will include ADA approved handrails.

ARC -

Current applications have all been approved.

Communications -

Barb Sidoti is joining the Communications Committee and will take over the process of assembling and formatting information for the newsletter. Articles for the December newsletter are due by Nov 24th.

Tennis -

No report

Clubhouse -

The gutters have been cleaned in preparation for winter weather.

Property Management Report

A motion to accept the 2020 budget outline and make available according to the new Virginia Property Owners Act was unanimously approved.

The Board is developing a "3rd stage" letter template to send to those homeowners who have been previously notified of a violation and no action to correct the situation has been taken.

The Board is reviewing the amended pool rule revisions for a final review by the association attorney. An announcement that the amended rules and current rules will be posted on our website will be included in the announcement for the annual meeting so that the members can attend and provide feedback.

The Board approved a bid to repair the sprinkler heads on the lower level of the clubhouse and payment will come from the reserve funds.

The Board approved a quote from the landscapers to add more wood chips and clean up the areas around the sheds.

The security cameras will be evaluated for updates.

Treasurer & Bookkeeper

The association will receive a workman's comp rebate of \$500.00.

Meeting adjourned 8:10 pm