

HIDDENBROOK HOMEOWNERS ASSOCIATION

Board Meeting – September 16, 2014

Meeting called to order at 7:42pm

Attending: Joan Koss - Pam Spencer – Carrie Hester – Paige Dyer

Lisa Cornaire - Meg Hinders – Kristin Leveto – Marcel Van Vierssen – Kendra Green

Doug Ahlert – Laurie Pachter : Pete O’Hanlon joined the meeting at 8:21pm.

Motion to approve the agenda – Unanimous

Motion to approve the Aug minutes - Unanimous with one change under Manager’s Report

COMMITTEE REPORTS

ARC:

A homeowner who widened their driveway without approval will be asked to submit an official application to the ARC and also taper the end of the driveway to angle back to the driveway apron replacing with grass for the asphalt to be removed.

A second homeowner has a lot that is overgrown and has been contacted to correct the situation.

A third home has been used as a staging area for a landscaping business and there have been commercial vehicles parked in the driveway and on the street out front. The absentee homeowner is being contacted to rectify the situation.

The ARC will do a review of the entire community in the spring and the intention is to do this on a yearly basis. There will be a standard checklist used that will apply across the board to the entire community.

Social/Recreation:

The Board motioned to approve Kristin Leveto as a member of the Social Committee. Kristin will spearhead the planning and execution of Trunk or Treat. This event will be coordinated with the clubhouse rental schedule.

There will be no holiday party planned for this year.

We need a new volunteer to serve as chairman of the Social Committee as Carrie Hester will be stepping down in December.

Pool:

NV Pools has been winterizing the pool equipment and deck areas.

The dog swim lasted for one hour and was a huge success. Donations of \$100.00 and various pet supplies were collected and given to the Fairfax County Animal Shelter.

The budget for the pool contract will be changed to reflect additional staffing hours so we can be assured there are enough lifeguards on duty and in the chairs at all times.

Tennis:

The cracks are fixed on the courts and the new benches are in place. We would like to ask for volunteers to help do a major cleanup of the courts and fencing around the courts.

Communications:

Articles for the October Mainstream are due by September 26th.

Clubhouse:

We still have to oil the ceiling in the clubroom, replace the flooring, and add more lighting.

We have new pictures of the clubhouse, inside and outside, and will set up the clubroom in various styles of settings and take more pictures to post on the website.

The Board approved bringing a professional cleaning crew to clean will the entire lower level of the clubhouse. We will roll the mats in the hallway and guard areas ourselves.

We will begin replacing the windows in the clubhouse kitchen and the guard office downstairs.

Neighborhood Watch:

No new reports relating to this topic.

Pavilion Committee:

The pavilion committee had their kickoff meeting and CAD drawings will be forwarded to Sze Patrum for review before our next meeting.

HOMEOWNER OPEN FORUM

No homeowners were in attendance.

OLD BUSINESS

The action item list was reviewed and updated.

NEW BUSINESS

The Board is considering revising the contract for the "Doody Calls" pet station to include two trash receptacles for the tennis courts, one trash receptacle for the playground and another pet station near the front of the property.

Bids for doing tree pruning over the tennis courts and on the back side of the pool area are being gathered for consideration by the Board.

Our bylaws are being reviewed by the Board and possibly amended to reflect the actual operating structure of our homeowners association. Any recommended changes will be reviewed by our attorney before being voted on by the Board and published thereafter.

MANAGER'S REPORT

A scout troop advisor has proposed the building of a little free library at our clubhouse by an Eagle Scout as his Eagle project. The Board voted to approve this project and it will be located by the front steps at the clubhouse.

The board voted to approve overnight rentals of the clubhouse at the rate of \$150.00 for the first eight hours and then \$25.00 per additional hour. It would be a requirement that there be adult supervision for the entire length of the rental.

TREASURER/BOOKEEPER REPORT

Initial discussions on the projected 2015 budget were held and will be continued at the next board meeting in October.

The Board meeting adjourned at 10:05 pm.