

HIDDENBROOK HOMEOWNERS ASSOCIATION

Annual Board Meeting – January 20, 2015

Meeting called to order at 7:42pm

**Attending: Joan Koss - Pam Spencer – Chaz Holland - Carrie Hester – Paige Dyer
Lisa Cornaire - Meg Hinders – Kristin Leveto – Doug Alhert – Kendra Green –
Marcel van Vierssen- Jeff Harting – Stephanie McClellan – Melissa Frasier – Josh Pachter Matthew
King – Pete O’Hanlon- Zehra Demiral – Dave Shupp- Jeanne Little-
Mark Canale- Alice Waagen**

Motion to approve the agenda – Unanimous

Motion to approve the December minutes - Unanimous

Homeowner Open Forum

A homeowner inquired about the status of a proposed day care operation planned for one of the homes in the neighborhood. The Board reported that permits have been filed with the county and these types of operations are under the jurisdiction of the county. The HOA covenants are superseded by the county zoning ordinances.

There was also an inquiry regarding the ruling for commercial vehicles (containing signage on the vehicle) being parked on the street as well as in driveways. The designation of what is a “commercial vehicle” falls under the zoning ordinances of the county. The Hiddenbrook Guidelines prohibit the parking of commercial vehicles in driveways. Alleged violations of this or any guideline can be reported to the Board or management to investigate and if found in violation, a letter will be sent to the homeowner.

A letter was received by the Board regarding dogs barking during early morning hours and late evening hours. This topic also falls under the county noise ordinance.

A homeowner thanked the Board members and all other volunteers for their hard work and many hours spent in honor of the neighborhood.

ARC:

Only one disclosure packet was requested in December.

A new software program is being developed for property violation inspections for all homes in our neighborhood and the next community inspection is planned for the spring of 2015.

Social/Recreation:

We are still looking for a chairman for our Social committee. The next expected event will be the Easter Egg hunt.

Pool:

No new news regarding the pool.

Tennis:

The tennis ladder was successful this year and we will most likely try to do this again next year. The tennis chairman thanked the Board for all the improvements made to the tennis courts.

Communications:

Articles for the February newsletter are due by Jan 30th.

Clubhouse:

We will be resurfacing the floor, assessing the lighting in the clubroom to see if we can brighten up the room for meetings and we hope to add some artwork. We did a "deep clean" of the clubhouse and will do so quarterly in 2015.

Neighborhood Watch:

A speeding pickup truck crashed into a lamp pole, two mailboxes, and another car on Sadlers Wells on Christmas Eve. There is a need to address the speeding drivers, drivers who are texting while driving and drivers running the stop signs in our neighborhood. Traffic calming plans mounted for Powells Tavern and Hiddenbrook Drive have not passed due to lack of support from our residents. Without this support from our residents, we will not be able to improve this situation. If any residents have ideas as to how we can address these issues, please bring them to the Board for review. In the meantime, everyone should be aware of this problem and keep a watchful eye out for their safety and the safety of those around them.

Pavilion Committee:

New drawings for the pavilion are being done and when they are completed, the committee will reconvene.

Election committee:

Staci King was thanked for her efforts in collecting the election proxies and organizing them for the count to be done during the annual meeting.

OLD BUSINESS

The "Year in Review" list was reviewed. This list was published in the January Mainstream as well. The action item list was not reviewed this month and will be picked up in the February meeting.

NEW BUSINESS

The Board President opened the floor for any new nominations for election to the open Board positions. There were no new nominations submitted.

ELECTION

Volunteers to tally the proxies were requested and Stephanie McClellan, Jeanne Little, and Kendra Green volunteered to assist. The Board voted to accept these individuals as the team designated to tally the proxies.

The candidates were introduced, the meeting was adjourned for refreshments, and the votes were tallied.

The newly elected Board members were Paige Dyer and Pam Spencer. Kristen Leveto was thanked for volunteering as a candidate and for her past support to the community.

The assignment of board positions, committee chairmen and committee members will be determined at the February meeting.

The meeting was adjourned at 8:44 pm