

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: June 23, 2020

Meeting called to order at 7:02pm

Location: Hiddenbrook Clubhouse

Attending:

HOA Board Members	HOA Members	S&T Members
President - Joan Koss	Tony Roane*	Bob Yost
Vice President - Clive Bayliss	Doug Ahlert*	Marcel van vierssen
Treasurer - Pam Spencer	Pat Selander	Neal & Dawn Jarvis
Secretary - Matt King	Jennifer King*	Eric Rigling
Member at Large - Kristin Leveto	Jonathan & Monica Saunders*	Matt Ratto
Prop. Manager - Lisa Cornaire		Carol & Joe Daly
Bookkeeper - Meg Hinders		Sandra Davis

* is HOA and S&T Members

Motion to approve the agenda: Unanimously approved.

Motion to approve the May 2020 HOA Meeting minutes: Unanimously approved.

HOA Member Open Forum (1 Participant)

1. A homeowner on Sadlers Wells wanted to replace her roof and she wanted to know what the status was on the ARC decision. Homeowner advised a letter would be sent soon.

S&T Member Open Forum (14 Participants representing 11 memberships)

1. The open forum began with questions/comments regarding the Board's decision to close the pool for the summer. This section of the meeting was approximately an hour and a half. Topics discussed included:
 - Decision to close the pool
 - Bylaws Article 8- powers and duties of the Board
 - Providing agenda in advance
 - Plans for opening in 2021
 - Process to separate the Swim & Tennis Club from the HOA
 - Attorney consultations
 - Insurance coverage
 - Waiver enforceability
 - Credit for next season
 - Fiscal impact on HOA relative to possible loss of S&T memberships
 - Corona virus risk factors considers
 - Committee rolls in Board decisions
 - Criteria for determining next season's status
 - In-person vs virtual meetings
 - Lawsuit exposure

New Business

No questions / comments.

Committee Reports

Activities – Nothing to report.

Pool – Pool is being vacuumed and chlorinated per county requirements.

ARC – The ARC will monitor applications in the queue.

Communication –

1. Newsletter articles due 6/26 to Barbara.
2. A newsletter article is needed to remind homeowners to cut down low lying tree limbs over sidewalks.
3. A topic nominate for a newsletter article is the sidewalk chalk artist.
4. The Board will post a draft agenda on the website the weekend before the meeting.

Tennis – Tony will keep the pickleball nets at his house and if members want the nets they will need to contact him. The Board will post contact procedures in the newsletter.

Clubhouse – Clubhouse was thoroughly disinfected prior to the meeting.

Management Report

1. Lisa asked the Board if they would consider having the reserve study performed in 2020 instead of 2021 to facilitate better budget planning for 2021.
*The Board unanimously voted to conduct the reserve study in 2020 and engage the services of Mason & Mason, who conducted the last report.
2. Lisa asked the Board if they would like her to get quotes on tennis court repairs. The Board agreed and Lisa will obtain quotes to include a pickle ball line option.
3. Lisa reminded the Board that the reserve study calls for parking lot repairs this year. Lisa will obtain quotes for the next meeting.

Treasurer/Bookkeeper Report

The property manager, bookkeeper and treasurer are diligently monitoring the status of the operating costs, outstanding dues income and the budget.

Closed Session – 9:20pm

To discuss outstanding accounts and responses to email inquiries to the Board.

Meeting back in session – 9:45pm

Meeting Adjourned – 9:45pm