

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- June 27, 2017

Meeting called to order at 7:31pm

Attending:

HOA Board Members	HOA Members	S&T Members
President – Joan Koss	Charles Roswell	
VP- Chaz Holland	Tonya Kelly	
Sec.- Paige Dyer		
Treasurer- Pam Spencer		
At-Large- Kristin Leveto		
Prop. Manager- Lisa Cornaire		
Bookkeeper- Meg Hinders		

June Monthly Meeting

Motion to approve the agenda: Unanimous

Motion to approve the May minutes: Unanimous

HOA Member Open Forum

Homeowner in attendance requested retroactive review by the ARC for the replacement of an existing patio. They misunderstood the approval process.

S&T Open Forum

Several members have expressed how much they are enjoying the water aerobics.

Committee Reports

Social

The pool opening party was well attended.

July 4th : The parade will again take place at Dranesville Elementary. A reminder about the Fairfax County noise ordinance will go out in the upcoming newsletter. Crab Feast is scheduled for August 26th, from 7:00pm-12:00am. The pool will close at 6pm for party set up. Marcel will get pricing for the seafood. We will ask that attendees pay in advance this year. A save the date announcement will be in the next newsletter.

Pool

A pool reservation form will be created to aid the guards in scheduling pool parties in the picnic area. Members will need to fill the form out at least a week in advance of the time they wish to reserve space.

NVPools has found benches suitable for the changing areas in the locker rooms. They will be installed in the near future. NV will also install hooks in the showers, replace the missing diaper pails, patch the walls and add room fresheners. There are 8 outstanding S&T dues. Certified letters will go out in the mail next week.

The club is sold out of memberships. Lisa has a list of sellers she can provide to those interested in purchasing a membership.

Motion was made to purchase 3 new aluminum umbrellas for \$309.00 each + S&H. Approval was unanimous.

The board was asked to consider hosting NVSL training next year. More information will be available in the fall of 2017.

The board is considering painting directional arrows in the parking lot to assist with traffic flow.

S&T Bylaws Task Force

Nothing to report.

Finance

The committee will redirect its focus back to investing the reserve funds and reviewing next year's budget.

ARC

The annual property inspection was completed. Approximately 55 letters were mailed out. The board will ask the attorney to outline the process of amending the Declaration document to allow the board the ability to assess charges to HOA members who fail to comply with the association's guidelines.

Capital Improvement

The board unanimously voted to dissolve this committee.

Communications

Articles for the newsletter due to Joan by May 28th.

Tennis

Court repairs will be done the second week of July.

Clubhouse

The draft of the new rental agreement is still in progress. The committee will consider changing the agreement to state that rentals are only available to members (both HOA and/or S&T) in good standing, i.e., all dues are paid in full including possible late fees.

Old Business

Discussed in above sections.

New Business

The board unanimously approved the removal of a dead tree for \$1,700.00 by Reston Tree.

The board was asked to review the following two ARC appeals:

1. Shutter and front door color denial by ARC- The board's decision was to allow the proposed color however, the shutter color change was not approved and should remain the same as existing.
2. Fence line location, the board instructed Lisa to inform the owner that the board will consider the fence forward of the rear line no more than 13' from the back corner and 4' tall. A new application must be filled out to include a fence style that complies with the guidelines and the neighbor most closely affected by the fence must sign the application.

Management Report

Revisions are being made to the ARC application.

Lisa will be out of town the week of July 11th.

Treasurer

No news to report.

Bookkeeper

Meg will be on vacation July 2nd-9th.

Adjourn: Meeting was adjourned at 9:11 pm.