

HIDDENBROOK HOMEOWNERS ASSOCIATION

Board Meeting – December 15, 2015

Meeting called to order at 7:40 pm

Attending: Joan Koss – President, Chaz Holland- V. President, Paige Dyer- Sec., Pam Spencer- Treasurer, Carrie Hester – Member at Large, Lisa Cornaire- Prop Mgr., Meg Hinders – Bookkeeper, Marcel VanVierssen, Brad Blaisdell

Motion to approve the agenda – Unanimous

Motion to approve the November minutes - Unanimous with changes

Homeowner Open Forum:

A homeowner expressed concerns over the Wells Fargo market linked CD. After further discussion, the board requested the homeowner's assistance in choosing the best investment option for the HOA funds. A motion was made to postpone investing the monies until the new reserve study was – change to is completed. The vote was unanimous.

The same homeowner expressed safety concerns over excessively large leaf and snow piles that tend to decrease visibility. An article will go out in the mainstream reminding homeowners to be mindful of this when raking leaves or shoveling snow.

Committee Reports:

ARC:

The non-emergency police line was called regarding construction vehicles parking on Hiddenbrook Drive. Chaz was tasked to reach out to Officer Ducet in attempt to resolve the issue. In addition, Lisa will send a letter to the same property requesting that a trampoline and play equipment located in the side yard be moved.

Social/Recreation:

Nothing to report.

Pool:

The new slide staircase has been ordered. It will be installed in spring 2016.

Tennis:

Nothing to report.

Communications:

Articles for the December newsletter are due by Dec 19st.

Clubhouse:

Clubhouse rentals on track to generate nearly \$10K in revenue for 2105.

The rental time frame and fees were discussed as a means to reduce non-compliance with the current rental agreement. The board decided to add a penalty fee of \$100/hr for each hour over the 4-hour rental agreement. A \$20.00 key delivery fee will also be charged to renters who cannot pick up the clubhouse keys during office hours or pre-arranged date/time. A new rental agreement will reflect these additions and require renters to initial beside the changes to acknowledge these penalties.

Neighborhood Watch:

Homeowner reported some Christmas lawn decorations went missing.

Capital Improvements Committee:

Improvements to be considered are pending budget status after the new reserve study.

OLD BUSINESS:

Street lights investigation is still ongoing. New light poles are not the same height as current poles.

Investigations for the marquee sign, bike rack, stairs and budgeting for exterior repair and paint touch ups are ongoing.

NEW BUSINESS:

Paige was tasked with the Year in Review summary.

MANAGEMENT REPORT:

Electrical work is scheduled to be completed in January.

Staci King is continuing to document board election ballots.

TREASURER REPORT:

Reserve study scheduled for January.

BOOKKEEPER REPORT:

Homeowners are using the online payment option for annual HOA dues.

Meeting Adjourned at 8:54pm.