

# HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

**Board Meeting-** February 21, 2017

Meeting called to order at 7:35pm

**Attending:** Joan Koss-President, Chaz Holland-VP, Paige Dyer - Sec., Pam Spencer - Treasurer, Kristin Leveto - Member at Large, Lisa Cornaire – Property Manager, Meg Hinders – Bookkeeper, Marcel VanVierssen, Todd Huse

## **February Monthly Meeting**

**Motion to approve the agenda:** Unanimous

**Motion to approve the December minutes:** Unanimous

**Motion to approve the January HOA minutes:** Unanimous

**Motion to approve the Annual S&T minutes:** Unanimous

## **HOA Member Open Forum**

No comments

## **S&T Open Forum**

No comments

## **New Business**

## **Nomination/Appointment of Board Positions**

President: Joan Koss

Vice President: Chaz Holland

Secretary: Paige Dyer

Treasurer: Pam Spencer

Member-at-Large: Kristin Leveto

Motion was made to approve the appointments for 2017: Approval was unanimous.

## **Committee Chair Appointments**

Social: Vacant

Pool: Marcel VanVierssen

ARC: Vacant

Communication: Joan Koss

Tennis: Vacant

Clubhouse: Pam Spencer

Capital Improvement: Joan Koss

Motion was made to approve committee chairs: Approval was unanimous

### **Committee Liaison Appointment**

Social: open

Pool: Paige Dyer

ARC: Joan Koss

Communications: Kristin Leveto

Tennis: Chaz Holland

Clubhouse: Pam Spencer

Capital Improvement: Joan Koss

Finance: Pam Spencer

Motion was made to approve committee liaisons: Approval was unanimous

### **Committee Reports**

#### **Social**

An adult only neighborhood social will be held at the clubhouse Friday, March 17 from 6:30-9:00pm. The event is BYOB and a snack to share.

Crab Feast will be on August 26<sup>th</sup> this year.

#### **Pool**

Motion was made to sign the yearly agreement with the Hiddenbrook Hurricanes: Approval was unanimous

Marcel reported the NVSL seeding meeting would be held the upcoming weekend. He requested the board's approval to host a divisionals type meet if requested by the new division coordinator. Motion was made to approve this request: Approval was unanimous

The swim team's annual yard sale will be May 13, 2017.

Joan will contact the water aerobics instructor to investigate the possibility of offering 2 sessions this season. Classes would be held twice per week.

#### **S&T Bylaws Task Force**

The task force committee has requested the finance committee aid them in reviewing some suggestions they are considering. The board will send the request to the finance committee for review and feedback.

#### **Finance**

Nothing new to report.

## **ARC**

A reminder to remove holiday lights will be put in the newsletter.

## **Capital Improvement**

Nothing new to report.

## **Communications**

Information for the newsletter due to Joan by February 25<sup>th</sup>.

Joan and Kristin L. will work on updating the facebook page.

Lisa added a new page in the drop down menu on the website named "Archive Documents".

The committee chairs information will be updated on the website.

## **Tennis**

Crack repairs will be scheduled in spring.

## **Clubhouse**

The HVAC thermostat needs to be replaced. The standard model was chosen.

New ceiling fans with LED lighting are being installed.

Bids on new carpeting are coming in. The estimates are closer to \$6,000.00 which is more than the \$4,100.00 budgeted from the reserves.

Motion was made to wait until the fall to install the new carpeting: Vote to postpone installation was unanimous

The roof is scheduled on the reserve to be replaced. Lisa is gathering quotes for that along with exterior painting.

The clubhouse rental agreement was revised. Non-HOA members renting the clubhouse will be required to write one check to include both the deposit and the rental fees. These checks will be immediately deposited. This change is an effort to cut down on the damages being done to the clubhouse.

The new decking will be completed before pool opening.

## **Old Business**

Lisa reports that Sundek would not offer a covering for the walls as originally planned because of the chance that the existing paint could cause the material to delaminate and fall off. The Board was presented with the option to eliminate the walls from the renovation plan all together or to increase the budget by \$4,000 so

that new cement board could be installed over the existing cinderblock walls in order to apply the Sundek.

Motion was made to use Capital Improvement funds to make up the \$4,000.00 difference: Approval was unanimous

### **New Business**

The board denied a request for a donation of pool passes for a local silent auction. The reason cited was it would be too difficult to ensure these passes were sold to an S&T member.

Request was made to install private changing areas in the men's locker room. Lisa will get quotes from Rob Dean on this addition.

### **Management Report**

The audit and taxes are still incomplete. Meg will send a reminder.

The association's attorney, Ursula Burgess, will be present at the March meeting.

Lisa will get a quote from the landscapers for removal of poison ivy near the storage sheds. The quote will also include the price of wood chips for the same area.

### **Treasurer**

Seventy-one (71) letters were mailed out for HOA late dues. Thirty-eight (38) remain outstanding. Certified letters for 2017 dues will be mailed in March.

The finance committee continues to research ways to invest funds in the HOA reserve.

### **Bookkeeper**

The HOA now has checks for the reserve accounts.

**Adjourn:** Meeting was adjourned at 9:03 pm.