

## HIDDENBROOK HOMEOWNERS ASSOCIATION

**Board Meeting – November 17, 2015**

**Meeting called to order at 7:36 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, Doug Alhert, Rob Dean-NV Pools rep, representatives from Wells Fargo

**Motion to approve the agenda – Unanimous**

**Motion to approve the September minutes - Unanimous with changes**

**Homeowner Open Forum:**

No homeowners present.

**Committee Reports:**

**ARC:**

The committee considered creating a 2-step process for approvals when homeowners' requests pertain to additions to their property. An initial sketch would be included in the preliminary approval with final approval pending official drawings. Lisa will research this further before the official changes are made

**Social/Recreation:**

The committee will consider holding a Valentine's Day social and will be planning an Easter egg hunt for 2016.

**Pool:**

Rob Dean from NV Pools was present to discuss options to increase safety and visibility for the 2016 pool season. A viable option to improve the slide would be building a spiral staircase, which would take 3 days. Vote to replace the slide stairs for \$12,453.00 was unanimous. Lisa to confirm the improvements are reserve expenses.

Other capital improvements the board will consider are retiling the baby pool and adding Funbrellas for additional shade.

Underwater lighting will be upgraded in the spring.

A pre-season meeting will be scheduled with Jon Donovan to discuss staffing issues.

**Tennis:**

Nothing to report.

**Communications:**

Articles for the November newsletter are due by Nov 21<sup>st</sup>.

**Clubhouse:**

Rental time of 4 hours will be reiterated to renters.

**Neighborhood Watch:**

Street lights installation pending approval of homeowners and Dominion Power for locations.

**Capital Improvements Committee:**

Improvements to be considered are pending budget status.

**OLD BUSINESS:**

Street lights as noted in Neighborhood watch.

**NEW BUSINESS:**

Representatives from Wells Fargo met with the board to explain the option of a Market Linked CD investment for \$100K. The board approved the purchase, with 4 in favor and 1 abstaining, pending approval from the associations CPA.

The board considered 3 bids and approved to use Reserve Advisors for the upcoming reserve study. Vote was unanimous. Lisa will inquire about reformatting the results provided.

**MANAGEMENT REPORT:**

Lisa reported that \$900.00 in electrical work had been done due to fixture and wiring repairs some of which were damaged by squirrels chewing through the wires.

Lisa will be stuffing the 2016 dues notice and election ballots on Thursday the 19<sup>th</sup> from 2-5pm.

**TREASURER REPORT:**

Investment options as noted in new business.

**BOOKKEEPER REPORT:**

Meg will check with the CPA regarding the investment discussed in New Business.

Meeting Adjourned at 10:00pm.