

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- February 18, 2020

Meeting called to order at 7:04 pm

Attending:

HOA Board Members	HOA Members	S&T Members
President - Joan Koss	Celeste Kenny	
Vice President - Clive Bayliss		
Treasurer - Pam Spencer		
Secretary - Matt King		
Member at Large - Kristin Leveto		
Prop. Manager - Lisa Cornaire		
Bookkeeper - Meg Hinders		

Motion to approve the agenda: Unanimously approved with one topic added

Motion to approve the December 2019 and January HOA and S&T Annual Meeting 2020 minutes: Unanimously approved

HOA Member Open Forum

No questions / comments

S&T Open Forum

No questions / comments

New Business

Board Position Nomination/Appointments:

President – Joan Koss
Vice President – Clive Bayliss
Treasurer – Pam Spencer (Co-Treasurer – Matt King)
Secretary – Matt King
Member at Large – Kristin Leveto

Committee Chair Appointments:

Activities – Julia Zenger
Pool – Marcel van Vierssen
ARC – Jason Wenrich
Communication – Kristin Leveto
Tennis – Tony Roane
Clubhouse – Pam Spencer

All appointments subject to verification with participants

Board Committee Liaison Appointments:

Activities – Joan Koss
Pool – Kristin Leveto
ARC – Matt King (Clive Bayliss to join committee as a member)
Communication – Pam Spencer
Tennis – Matt King
Clubhouse – Joan Koss

Committee Reports

Activities – No Report (Joan to reach out to Julia for confirmation of her chairmanship)

Pool – Work on the pool continues. The new stairs have been put in and refinishing of the concrete will continue. Next phase will include positioning of the new step rails. Tile work and coping stone placement will follow and the white coat will be done later in the spring.

ARC – All applications are up to date. The annual property inspections required by law will be conducted in April. (Date to follow and will be announced in the newsletter)

Communication - Articles for the March newsletter are due by February 26th.
An article will be included in the newsletter regarding the special meeting on March 17th for the purpose of voting on the revised S&T Club Pool Rules, Regulations and Procedures document.

Tennis – No Report

Clubhouse – The clubhouse and lower pool areas will get a “deep clean” in May before the pool opens. It is the understanding of the Board that the refrigerator and freezer downstairs at the clubhouse belong to the Swim Team as they are the sole users of these items. Both units are in operating condition at this time but need some cosmetic repair. There will be new walk off mats purchased for the space from the guard entrance to the door leading to the bathroom hallway. Lisa and Pam will do a signage review during the spring property inspection.

Property Management Report

There are 46 outstanding HOA dues and certified letters to those homeowners will go out on March 1st.

The club currently has 10 swim and tennis memberships available for sale.

The hot water heater at the clubhouse has broken down due to a leak in the side.

*The Board unanimously voted to replace it and include a plan to replace the sacrificial anode inside more frequently to prevent the same premature failure in the future. The Board will also review the reserve study and make any necessary changes in monetary or timing assignments regarding the hot water heater for the future.

Four quotes for replacement of our security camera system were reviewed.

*The Board unanimously voted to move forward with ITCRS and before doing so, refine the quote for additional items and clarification on some specific items.

The procedures for the special meeting of the S&T members to be held on March 17th will be the same as those used in the 2020 annual meeting. Attendees will sign in, proxies and votes of those present will be counted for passage or denial of the amended document.

The Declaration Amendment vote is ongoing and new efforts to collect votes are underway.

The 2020 Hurricanes Swim Team Agreement was reviewed and a few changes were inserted. The Board voted to forward the document to the team President for signature.

Treasurer/Bookkeeper Report

Our Quickbooks payroll account will be canceled and our bookkeeper will file payroll information directly on line with the IRS.

*The Board voted to add the property manager as a third signatory on the HOA and Swim & Tennis club checking accounts.

Copies of the latest audit were sent electronically to each Board member for review.

Closed Session – The Board discussed property violations and reviewed attorney correspondence.

Open Session

Meeting Adjourned – 8:58pm