

## HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- April 19, 2016

Meeting called to order at 7:34pm

Attending: Joan Koss-President, Paige Dyer - Sec., Pam Spencer - Treasurer, Carrie Hester - Member at Large, Lisa Cornaire - Property Manager, Meg Hinders – Bookkeeper, Marcel Van Vierssen, Neal Jarvis, Charles & Lori Roswell, Bryan Shulke, Melissa Frasier, Dan Perlee, Stephanie McClellan, David Shupp, Todd Huse, Brandon Crisp, Brad Blaisdell, John Donovan

### **April Monthly Meeting**

**Motion to approve the agenda:** Unanimous (4 of 5 board members present) with the addition of John Donovan from NV Pools to address upcoming season

**Motion to approve the April minutes:** Unanimous (4 of 5 members present) with minor changes

### **S&T**

John Donovan from NV Pools presented an overview of the upcoming season. The guards will be able to clock in and out on their phones. We have a new manager and assistant manager this year. John requested we place a “Now Hiring” sign for NV Pools at the entrance of the clubhouse. A notification will also be added to the next Mainstream. John stated that 2 guards will be up in the chairs at all times. The guards will also be expected to brush the deep end daily to combat algae growth.

Guard retention was addressed, specifically pointing out that other area pools pay more per hour. John stated that the Hiddenbrook contract could offer to pay guards \$1.00 per hour at the cost of \$4,788.00 for this season. No vote was taken on this increase.

### **Open Forum**

Notices were mailed out to S&T members announcing the annual meeting will take place on Monday, May 16<sup>th</sup> at 7pm.

Member asked for clarification as to where clubhouse rental income was allotted and suggested that income be used to support higher lifeguard salaries.

### **Annual Meeting**

Lisa will structure an agenda for the upcoming meeting. Items on the agenda include the Rules & Regulations, forms (highlighting feedback form) and signage.

Dave Shupp will attend to talk about the tennis ladder.

### **Committee Reports**

#### 1. Pool

- Charles Roswell and Neal Jarvis were unanimously approved to serve on the pool committee.
- The committee will purchase sand and fill the umbrella bases.
- Marcel will fix some loose wiring under the deck.
- Marcel will submit an article for the mainstream about the upcoming Hurricane season.
- The committee will assist Kristin Yost in the Opening Day Party on May 27<sup>th</sup> from 5-9 pm.
- Umbrella quotes were presented for both new market umbrellas and Funbrellas.  
Marcel suggested repurposing the umbrellas from the picnic area for use around the baby pool and installing a Funbrella in the picnic area.
- A motion to install a 20' Funbrella in the picnic area for \$5,388.10 was made. Vote was unanimous. Lisa will pick a shade of blue.
- Motion was made for Lisa to purchase a new grill for \$299.00 and new utensils. Vote was unanimous.
- A motion was made to once again allow Hiddenbrook and Kingston Chase to swap pool usage dates for swim team events. Vote was unanimous.
- Marcel requested a modification to the swim team's July 4<sup>th</sup> scheduled meet. The meet will now begin at 8:30 am and end at 11:30 am so that the pool can open by 12:00pm. Notice of this change will go out to the community.

## **Member open forum**

No comments

## **Committee Reports:**

### **ARC**

Annual inspections will be Wed., Jun 1<sup>st</sup>.

An article on driveway expansion requests will go in the next Mainstream.

Three complaints were made regarding the number of vehicles at one property on Hiddenbrook Drive. A zoning enforcement officer has interviewed the family.

### **Clubhouse**

Lori Roswell volunteered to serve on the Clubhouse committee. Approval was unanimous.

Dumpster Day is scheduled for April 21<sup>st</sup>. Reminder will go out in newsletter.

Pam investigated electronics recycling. The cost is \$1500 for 3 hours. The idea was tabled until the fall and perhaps split the cost with other neighborhoods.

A proposal for retaining wall replacement in the amount of \$3,650 and flower/plant installation in the amount of \$1,030 from Davey Landscaping was presented and approved unanimously by the board.

### **Social**

An adult social will be held Friday April 22<sup>nd</sup> at 7:00 pm in the clubhouse.

The annual July 4<sup>th</sup> parade will take place on Saturday, July 2<sup>nd</sup>.

### **Communications**

Articles for the Mainstream are due April 24<sup>th</sup>.

### **Old Business**

The Swim 7 Tennis Club Bylaw Amendment Task Force Resolution (2016-1) passed unanimously. Postcards announcing the S&T Resolution Task Force selection process will be mailed out. Lori Roswell volunteered to help.

A new committee interest form will be available on the website for those interested in volunteering on any committee.

The Financial Advisory Committee Resolution (Administrative Resolution 2016-2) passed unanimously.

The terms of reference for the S&T task force were reviewed.

A memorandum of the Swim Team Tax ID was reviewed and unanimously accepted into records.

### **Management Report**

The electrical panel boxes in the pump room were replaced.

Three members were turned over to the attorney for dues collections.

Two S&T memberships were relinquished back to the club. 9 memberships are currently owned by the club. Hastings Hunt and Crestbrook communities will advertise the memberships for sale on their websites. Lisa will put "Limited number of memberships available" on the marquee.

The parking lot will be resealed on Thursday of this week.

Changes to the reserve study were reviewed and approved unanimously with the exception of the pool deck. Lisa will be getting a second opinion on the pool elements from another pool company.

### **Treasurer**

The HOA is nearly at its annual budgeted amount for legal fees.

### **Bookkeeper**

An extension was filed for this tax year.

### **Adjourn**

Meeting was adjourned at 10:15