

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- September 18, 2018 Meeting called to order at 7:00pm

Attending:

HOA Board Members	HOA Members	S&T Members
President – Joan Koss		
V.P. – Chaz Holland-absent		
Secretary-Paige Dyer		
Treasurer-Pam Spencer		
At-Large-Kristin Leveto		
Prop. Manager-Lisa Cornaire		
Bookkeeper-Meg Hinders		

Motion to approve the agenda: Unanimous

Motion to approve the August 2018 minutes: Unanimous with minor changes

HOA Member Open Forum

No comments

S&T Open Forum

No comments

Committee Reports

Activities

Nothing to report

Pool

The pool has been winterized. The Funbrella and lane lines need to be properly stored.

ARC

A few applications have been closed out by Jason. A reminder will be in the next newsletter to submit votes regarding fines for covenant violations.

Communications

Articles are due by Sept. 26th. The newsletter will include reminders for trimming trees and bushes that hang over sidewalks, as well as reminder to not put out leaves prior to posting of collection dates. Hurricane Relief contribution suggestions and information on board candidate volunteers will also be included.

Tennis

Nothing to report.

Clubhouse

A new refrigerator and stove were purchased for the kitchen. The old refrigerator was moved to the storage room downstairs. A suggestion was made to include a sign-up genius for a volunteer responsible to clean out the fridge after each HOA and swim team activity that uses the storage room refrigerator. The clubhouse carpet will be cleaned by Stanley steamer 1-2 times annually.

Finance

Pam will reach out to Craig Graby to bring him up to speed on CDs and budget process. Craig will also be asked to assess the interest level of the current committee members. A suggestion was made to have the committee meet three times per year to include the budget process (October), year-end numbers (January) and mid-year assessments (June). The current committee needs to meet prior to the October board meeting so that the BOD can pass the budget.

New Business

Information will be compiled for the upcoming Annual HOA and S&T meetings.

Trash Contract: Motion to switch to American for \$1,782.00 (garbage and recycling) was unanimous, however Lisa will ask for no auto-renew for the contract and inquire about options for the off season.

Hemax Snow Removal Contract: Motion to approve presented contract was unanimous.

BOD reviewed a request made by a Scout troop to use the clubhouse for meetings. Motion to decline the request was unanimous.

Suggestion was made to utilize 10 parking spots in the clubhouse lot for members to rent for winter storage of boats or recreational vehicles. Lisa will check with the insurance company on coverage and, if viable, the attorney would need to draw up necessary paperwork.

Reston Tree work: Prune dead wood and remove debris on 2 oak trees for \$600.00. Motion to approve was unanimous.

Old Business

The BOD reviewed the estimated annual income from the new investment ladders from Schwab. The 325K CD ladder provides an estimated annual income of \$9,925.00 and the 135k CD ladder provides an estimated \$3,900 in annual income.

Management Report

Lisa reminded that the BOD needs to review draft changes S&T Rules and Regulations document that were provided by the committee. If the Board has any further edits, they should be made. All changes will need to be sent to the attorney for review. If these steps can be made in time, the final draft document can be presented to the S&T members in their annual meeting in January.

Treasurer

Budget work is ongoing.

Bookkeeper

Meg is still investigating finding a scanner.

Adjourn: 8:20p.m.