

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- February 19, 2019

Meeting called to order at 7:03pm

Attending:

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

Motion to approve the agenda: Unanimous with minor changes

Motion to approve the December 2018 minutes: Unanimous

Motion to Approve the 2019 HOA Annual Meeting Minutes: Unanimous

Motion to Approve the 2019 S&T Annual Meeting Minutes: Unanimous

HOA Member Open Forum

No comments

S&T Open Forum

No comments

New Business

Nomination/Appointment of Board Positions

- a. President: Joan Koss
- b. Vice-President: Chaz Holland
- c. Secretary: Paige Dyer
- d. Treasurer: Pam Spencer
- e. Member at Large: Kristin Leveto

Motion to approve all nominations was unanimous.

Committee Chair Appointments

- a. Activities: Open
- b. Pool: Marcel VanVierssen
- c. Arc: Jason Wenrich
- d. Communications: Vacant
- e. Tennis: Tony Roane
- f. Clubhouse: Vacant
- g. Finance: Craig Graby

Motion to approve all positions was unanimous.

Committee Liaison Appointments

- a. Activities: Joan Koss
- b. Pool: Paige Dyer
- c. Finance: Pam Spencer
- d. ARC: Joan Koss
- e. Communications: Kristin Leveto
- f. Tennis: Chaz Holland
- g. Clubhouse: Pam Spencer

Motion to approve all nominations was unanimous.

Swim Team Request

Neal and Marcel presented the board with options for bleacher storage.

Option 1: Permanent bleacher system with railing situated on deck at the end of the baby pool.

Option 2: Tip & Roll bleacher system stored on a concrete pad adjacent to the tennis courts and secured to the fence when not in use.

Marcel will send pertinent information to Lisa who will contact the insurance regarding liability issues. A decision will be made at the next board meeting after the additional information is gathered.

Marcel also requested the board allow an annual charity swim a thon fundraiser. The event could take place on a Sunday morning prior to pool opening. This season, coach Maureen would like to donate the proceeds to the Colitis Foundation. Motion to approve this event was unanimous.

Resolution 2019-1 (replaces resolution 2012-2) Copies of Books and Records. The board reviewed an updated version of the policy regarding the requests for copies of the books and records. Motion made to approve was passed unanimously. A notice of the updated document will be in the next newsletter as well as the link on the website and Facebook page.

Committee Reports

Activities

Nothing to report.

Pool

A trap has been set for a raccoon that keeps entering the pump room. The pest control company along with the pool management company have also placed a screen on the outlet pipe where the raccoon appears to be coming in from.

The board discussed the pool schedule. Motion made to not keep the pool open for the extra weekend this year, passed unanimously. Lisa will inform NV pools of this as there is a cost savings in the contract by not keeping the pool open the extra weekend. NV will not winterize the pool until after the dog swim which will be held the weekend after Labor Day.

ARC

Notice of annual April inspection will be in the next newsletter, details to follow.

Communications

Articles are due by Feb. 24th. An announcement will go out requesting S&T members to update their membership photo prior to the pool opening in May.

Tennis

Tony will offer 3hr interest sessions for pickle ball in May. He will submit an article for the March newsletter and submit a proposal to the board for equipment needed at the next monthly meeting. More information and sign-ups will go out in April. He will also meet with Pam to choose rollers and squeegees for the courts. Tony offered to meet with David Shupp regarding a new tennis ladder.

Clubhouse

Modifications will be made to remove the wooden casing around the locker room doorways to allow easier access for strollers. The board is also considering painting the hallways and replacing a shelving unit in the fridge/freezer room. The board is also considering purchasing surveillance system upgrades; there are funds allocated in reserves for this project. Marcel requested to check the condition of the outdoor clock, he thinks it could be broken. Lisa will check into re-strapping some of the furniture after the season along with some of the furniture from Kingstream for a bulk cost savings for both communities. Other items of consideration this year: Tot Lot improvements, replace office furniture and possible improvements or monitor clubhouse parking lot near dumpster pad.

Finance

Pam will check with Craig regarding the meeting schedule for the year. Craig will assess participation interest of those currently on the committee.

Old Business

Building locks and punch codes will be changed for security reasons.

Management Report

S&T dues were mailed out. There are 63 unpaid HOA dues. A late fee will be assessed on March 1st.

Pool memberships will now include a line for the owner's proof of residency to insure membership only includes the family that resides in the household. A signature line stating the member 'understands the membership may be revoked if rules are not followed' will also be included at time of purchase or transfer. New membership pictures may only be given to Lisa for updating in the book. Lisa will write an article for the newsletter outlining this process.

Treasurer

Nothing to report.

Bookkeeper

The budget has been completed and the tax returns are being worked on.

Adjourn: 9:01 p.m.