

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: July 21, 2020

Meeting called to order at 7:01pm

Location: Hiddenbrook Clubhouse

Attending:

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

* -HOA and S&T Members

Motion to approve the agenda: Unanimously approved.

Motion to approve the June 2020 HOA Meeting minutes with modifications.

HOA Member Open Forum

No questions/comments.

S&T Open Forum

An S&T member inquired about the Phase III status for the pool and whether legal has been consulted for possible changes. The same member asked if there was a contingency plan for next year and if a proposed committee brought up in the June meeting had a defined purpose.

The Board advised that the HOA attorney had been consulted and no changes were made, the proposed committee would actually be the pool committee and they would provide recommendations/criteria for opening the pool safely in 2021. Their recommendations and input would be submitted to the Board for review before implementation. No members had volunteered to be on the committee as yet so the member present volunteered to join the pool committee for this purpose.

Committee Reports

Activities – Nothing to report.

Pool – Nothing else to report other than what was discussed in the open forum.

ARC – The ARC inspections are scheduled for September and will be posted in the newsletter.

Communication –

- 1) Newsletter articles are due to Barbara by 7/25

Articles to include:

- a. ARC Audit/Inspection
- b. Gas Company herbicide application on pipeline.
- c. Motorized vehicles on the pipeline.
- d. Low-lying tree limbs over walkways need

2) The Board discussed the idea of creating “Street Ambassadors” to assist in identifying issues or uneven areas of the sidewalks that need attention from VDOT. The Board will seek volunteers for this endeavor and develop a plan.

Tennis –

- 1) A lot of people are using the tennis courts.
- 2) Board to add power washing the tennis courts to the reserve study
- 3) The Board also discussed the possibility of adding Pickle Balls lines to the courts.

Clubhouse –

- 1) The upper deck and railing of the clubhouse will be power washed
- 2) Steam cleaning the clubhouse carpets was put on hold for budget constraints.
- 3) Mats for the downstairs pool areas will be ordered in the Spring (2021).

Pool – Nothing to report.

Property Management Report

Old Business –

- 1) Tennis Court repairs: The Board reviewed two quotes regarding the work on the tennis courts.
 - a. Two quotes were reviewed and the Board voted to contract with Bishops to do our tennis courts
 - b. An adjoining homeowner’s tree root is creating a problem with the surface of the tennis court and will be contacted before starting the renovation work.
 - c. The Board will schedule the work to be done when it least affects member usage either this fall or next spring.
 - d. The Board voted unanimously to paint permanent Pickle Ball lines to tennis court # 2 and add it to the quote from Bishops.

- e. The Board discussed keeping the Pickle Ball nets in the guard shack next year for easy access by the users.

2) Three quotes for parking lot repair were reviewed and the Board voted to contract with TRI Technologies.

- a. Patching the asphalt is necessary and due to the weight of the trash truck, a concrete pad is needed in that pick-up zone.
- b. The Reserve Study listed \$7900 for patching the parking lot only so work to add a dumpster pad will be extra.
- c. The Board decided it would be best to have this work done in August or early September and will post it in the newsletter.
- d. Directional arrows and a center dividing line will be painted on the entry driveway for safety.

New Business – The Board voted unanimously to contract for a new Reserve study to be conducted this year by Mason & Mason. The cost of this study is covered by Reserve funds.

Treasurer/Bookkeeper Report

The S&T budget is showing some cost savings but 59 S&T members still have not paid S&T dues and that affects what savings may be created.

Clubhouse utilities are a bit lower but we have lost the income from rentals.

Predicted possibility of “savings” might come true but we’re still unable to predict the year end outcome.

Closed Session – Motion unanimously approved to enter closed session at 8:12pm

The Board discussed various legal topics.

Meeting back in session – 9:23pm

*The Board voted to accept the offer for payment and cease legal action against a Homeowner.

The Board agreed to conduct a working session on August 18th at 6:30 to develop a mission statement for opening the pool next year.

Meeting Adjourned – 9:36pm