

## **HIDDENBROOK HOMEOWNERS ASSOCIATION**

**Board Meeting – July 17, 2014**

**Meeting called to order at 7:40pm**

**Attending: Joan Koss - Chaz Holland - Pam Spencer – Carrie Hester - Lisa Cornaire  
Meg Hinders – Doug Ahlert – Pete O’Hanlon**

**Motion to approve the agenda – Added: Pavilion committee, Cameras, Litter**

**Motion to approve the June minutes and the July special meeting minutes - Unanimous**

### **COMMITTEE REPORTS**

#### **ARC:**

A request by one homeowner to put a line of fencing along their driveway was denied.

FINAL revisions were made to the revised ARC Guidelines. The Board voted to approve the revisions submitted at this meeting. The final document will be posted on the website and a notice of this revised document will be sent via postcard to all homeowners.

#### **Social/Recreation:**

The 4<sup>th</sup> of July parade was a success. We may consider doing an event combined with Kingston chase next year.

The crab feast is scheduled for August 16<sup>th</sup>. Carrie Hester and Marcel Van Vierssen will chair this event. All Hiddenbrook homeowners and Swim & Tennis members are welcome. Notices will be put in the Mainstream and in flash emails.

#### **Pool:**

The Board voted to purchase six new folding picnic tables for the eating section of the pool deck.

The stringers on the stairs from the balcony to the pool deck will be repaired next week and the balcony and pool lights have already been fixed.

The Board voted to purchase two water polo nets for the pool and two water volleyballs.

Lifeguards have not been checking each patron arriving at the pool for valid memberships.

The adult swim will be suspended for this year and re-organized for next pool season.

**Tennis:**

The tennis ladder is going well and there are ten participants so far.

The Dri-rollers for the courts have been ordered and Dave Schupp will purchase two new push brooms. We will investigate purchasing small trash receptacles for each court.

The Board approved the purchase of two new green 5' benches for the courts and Bids are being collected for the repairs to the cracks in both courts. Feedback from our tennis players regarding the improvements made to the courts has been very favorable.

Larry Hinders will be offering a free tennis camp for kids ages 5 to 13 beginning July 21<sup>st</sup> from 7:00 – 8:00 pm, Monday thru Friday. The duration of this camp is one week. Meg Hinders will coordinate a flash email with Kendra.

**Clubhouse:**

The Board voted to move forward with purchasing an AED unit for the clubhouse.

The Board voted to get rid of the Cargo furniture inside the club room at the clubhouse.

People who still park in the fire lanes they should be reminded not to do so.

The Board voted to paint the fan blades black on two of the club room fans to see how they would look as an accent.

**Neighborhood Watch:**

Tweeting back and forth for neighborhood news ideas and updates can be done on the neighborhood watch site directly but all email news flashes should still go through Kendra.

**Communications:**

Articles are due for the August newsletter by July 28th.

Another flash email will be sent regarding the 4<sup>th</sup> of July parade.

**HOMEOWNER OPEN FORUM**

No homeowners were present.

**OLD BUSINESS**

The action item list was reviewed and updated.

## **NEW BUSINESS**

The Board voted to replenish the mulch on the playground.

The Board voted to appoint a pavilion committee for the design and specification process of the proposed pool pavilion.

The Board voted to move forward with purchasing the second wave of surveillance camera upgrades.

Lisa will investigate the cost of a second "Doody Calls" station as well as an outside trash can to be placed outside by the playground.

## **MANAGERS REPORT**

Every homeowner has paid their homeowner dues this year.

We have 12 outstanding swim & tennis member dues.

We have 6 club memberships owned by the HOA.

Lisa will be on vacation the last week of July.

## **TREASURER/BOOKEEPER REPORT**

The donation of \$2,000 will be released to the swim team and they will reimburse the HOA for the winter coach salaries we paid for. Once the salaries for swim team coaches are removed from our "books" and we have only one employee, we can reduce our workers comp to the minimum level.

Based on where we are with all predicted expenditures for the year, we will be 100% funded in our reserves, have an extra 10% in our operating budget, and still have \$45,000 set aside for the pavilion fund.

The Board voted to reimburse mileage for any Board business.

The Board meeting adjourned at 10:36 pm.