

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- November 15, 2016

Meeting called to order at 7:33pm

Attending: Joan Koss-President, Chaz Holland-VP, Paige Dyer - Sec., Pam Spencer - Treasurer, Kristin Leveto - Member at Large, Lisa Cornaire – Property Manager, Meg Hinders – Bookkeeper, Marcel Van Viersen, Charles Roswell, Doug Alhert, Craig Graby, Todd Huse

October Monthly Meeting

Motion to approve the agenda: Unanimous with minor changes

Motion to approve the October minutes: Unanimous

HOA Member Open Forum

No comments

S&T Open Forum

No comments

Committee Reports

Social

Trunk or Treat was well attended. An adult social may be planned for January/February time frame.

Communications

Information due to Kristin Leveto by November 25th.

Joan and Kristin L. will work on updating the facebook page.

A link to the HOA website for information about the upcoming dues notice will be included in the newsletter.

Finance

Craig Graby reported the findings and suggestions resulting from the last committee meeting. Recommendations for 2017 based on the review of the current proposed budget and reserve study are as follows:

- An increase of \$10.00 to both the 2017 HOA and S&T dues. A budget will be sent along with the dues notice mailings.

- Reallocation of the water and sewer expenses between HOA and S&T
- A donation to the Hiddenbrook Hurricanes swim team from the S&T budget
- Reduce the price of available S&T memberships to \$350 until Dec. 31, 2016, then increase to \$400 on January 1, 2017.

The Board unanimously approved these recommended adjustments.

The next finance committee meeting is scheduled for November 30th at 7:00pm.

Capital Improvement

The committee will meet again after the new reserve study and budget are completed.

Pool

The grill was cleaned and moved into storage.

Lisa will ask Rob Dean (NVPools) about the cost of a new diving board.

Tennis

Dave Shupp & Charles Roswell provided feedback and the pickle ball and tennis repairs scheduled for the spring.

ARC

Approximately 44 applications have been reviewed with 3 denials, 1 modification and 1 pending.

Clubhouse

A third (3rd) bike rack has come in and will be installed.

Research will begin for building improvements, including but not limited to, updating the locker and shower rooms, the building exterior the wooden deck and railing and the marquee sign.

S&T Bylaws Task Force

The committee continues to review and revise edits to the by-laws.

The task force committee is still working on the details of a Recreation committee and may recommend a change in the name of that committee.

Old Business

Lisa will get paint sample colors for the pickle ball lines.

Crack repair and the addition of pickle ball lines on the tennis courts (1 court for lines) are scheduled for Spring 2017. The pickle ball lines will cost approximately \$400.00, funded from capital improvements. Motion to approve \$1,868.00 for tennis court repair was unanimous.

The Board reviewed comparative quotes for retaining walls. Motion was made to approve \$3,080.00 quote from Hemax for a retaining wall near the tennis courts.

Approval was unanimous.

Hemax also submitted a proposal for an 8'x8' concrete pad for the dumpster to sit on. Lisa will check with dumpster company about the amount of clearance

needed. Motion to approve \$4,850.00, minus the cost of a gate, for a dumpster pad. Approval was unanimous.

New Business

The December 13th meeting time is set at 7:00pm to discuss ideas for locker room improvements.

The Annual HOA and S&T meetings will be held on January 17 and 7:00pm and 8:00pm respectively. Notice will be put in the December and January Mainstreams.

Motion was made to approve the new reserve study including the edits and recommendations of the finance committee. Approval was unanimous. Final recommendations will be sent to Mason & Mason.

Motion was made, seconded, and unanimously approved to contribute an additional \$34,822 into reserves in order to achieve the funding goals established by the revised reserve study. \$30,991.58 will come from S&T Operating and be transferred to S&T Reserves and \$3,830.42 will come from HOA Operating and be transferred to HOA Reserves.

Management Report

The curb safety improvements were completed. Other concrete improvements are scheduled to take place between Nov. 28th – December 2nd.

Rob Dean has offered to meet with the board to discuss remodeling options for the locker rooms.

The discount tree service offer from Reston tree was announced in the newsletter.

Lisa is gathering proposals for new decking.

Lisa will be stuffing dues notices to be mailed out on Nov. 29th starting at 12:00.

Lisa requested approval to begin looking for a new laptop. Approval was unanimous.

Treasurer

A second reserve account was opened at TD Bank for Swim & Tennis Reserves in order to remain under the FDIC insurance threshold at each bank.

\$1,200 was moved from the capital improvements account to the HOA operating account as these funds originated from HOA operating.

\$5,866.26 was moved from capital improvements account to S&T operating to cover the cost of the Funbrella purchased earlier this year.

Bookkeeper

Meg will make the necessary contributions to the reserve accounts.

Adjourn: Meeting was adjourned at 9:11 pm.