

HIDDENBROOK HOMEOWNERS ASSOCIATION

Board Meeting – October 20, 2015

Meeting called to order at 7:33 pm

Attending: Joan Koss – President, Chaz Holland- V. President, Paige Dyer- Sec., Pam Spencer- Treasurer, Carrie Hester – Member at Large, Lisa Cornaire- Prop Mgr., Meg Hinders – Bookkeeper, Marcel Van vierssen, Kristin Leveto, Doug Alhert, Matt King

Motion to approve the agenda – Unanimous

Motion to approve the September minutes - Unanimous

Homeowner Open Forum:

Homeowner expressed his gratitude to the board for the reminder to the community to pick up after your dog specifically in the cut through area entering the school ballfield.

Concern over unsafe parking on Saylor’s Creek and Hiddenbrook was discussed. Management and the board suggest contacting the non-emergency FCPD to report concerns.

Committee Reports:

ARC:

The committee agreed it’s best to meet with homeowners in person when major renovations are requested.

Social/Recreation:

The committee will consider holding a social event around the end of the year/early 2016.

Pool:

NV Pools will attend the November meeting to discuss the 2015 pool season and address safety concerns and improvements for the 2106 season.

Tennis:

Two nets were replaced. The courts will be pressure washed in the spring.

Communications:

Articles for the November newsletter are due by Oct. 25th.

The email distribution lists are now separated into HOA and S&T groups.

Clubhouse:

Dumpster Day had low participation.

Attempt again in spring with the possible addition of a pick-up system and removal of hazardous materials.

Investigation of a new marquee sign is ongoing.

The new bike rack will be installed in the spring.

Neighborhood Watch:

The investigation of installing street lights is ongoing.

A resident communicated to management an issue with cars driving erratically in the parking lot late at night and making a lot of noise. Residents are encouraged to call the FCPD non-emergency line to report these types of activities when they are in progress.

Capital Improvements Committee:

Improvements to be considered are pending budget status.

OLD BUSINESS:

Three bids were considered for the replacement of the electrical panel boxes for the clubhouse building. The board voted unanimously to approve the proposal from PSE for \$4,017.43.

The board unanimously passed the Tree Removal Resolution, Policy Resolution 2015-2.

NEW BUSINESS:

The board unanimously approved Stacy King to be appointed to the election committee. Currently there are 3 candidates who have stepped forward in consideration for board positions.

Proposals for snow removal of the clubhouse parking lot were reviewed. The board unanimously approved a motion to contract with the Hemax company for snow removal services.

MANAGEMENT REPORT:

Lisa completed the new website. It will be live by the end of the week.

The board unanimously approved the use of "Paylease" online payment services to accept credit card or check payments for dues and fees. A link for this will be placed on the Hiddenbrook website. The site charges users a 3% convenience fee for credit card payments and \$2.95 for check payments. Monies go directly into the association's bank accounts. There is no fee to the association to offer these services.

BUDGET DISCUSSION:

The board voted to approve the 2016 budget and it will be available at the next meeting.

The status of the reserves and planned contribution was also discussed. Lisa will obtain proposals for a new reserve study to be performed in early 2016. The new reserve study will allow for improved accuracy in insuring enough money is being saved and that the components of the study are up to date.

BOOKKEPPER REPORT:

Meg will order new checks.

Meeting Adjourned at 10:21pm.