

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting-September 17, 2019

Meeting called to order at 7:00 pm

Attending:

HOA Board Members	HOA Members	S&T Members
President – Joan Koss	Julia Zenger	Matt King
Treasurer-Pam Spencer		Marcel van Vierssen
At-Large-Kristin Leveto		
Vice President- Chaz Holland		
Prop. Manager-Lisa Cornaire		
Bookkeeper-Meg Hinders		

Motion to approve the agenda: Unanimously approved with one addition

Motion to approve the August, 2019 minutes: Unanimously approved with amendments

HOA Member Open Forum

No comments

S&T Open Forum

No attendees

Committee Reports

Activities

Julia Zenger, a new resident in the neighborhood, volunteered for the Activities committee and was voted in by the Board unanimously. Julia also submitted some activities suggestions for review by the Board.

Pool

The Pool committee will detail the grill for winter storage and a new cover will be purchased. The Board voted to allow evening swim team practice for the 2020 season to go an extra 45 minutes from 4:00 to 7:15pm from opening day until school is out. They will continue to use only 4 lanes. Swim stats show 217 swimmers and 60 waterspouts for the 2019 season.

ARC

A homeowner was notified by letter about the violation of making exterior changes without first filing an application with the ARC committee. The Board will investigate the process required to have VDOT help with the tripping hazards in our sidewalks caused by uneven pavement and also the dark unlit areas within our neighborhood.

Communications

Articles for the newsletter are due by September 26th. An introductory welcome to Julia as our new Activities Chairperson will be added to the newsletter. New activities information will be forthcoming.

Tennis

The kids' tennis lessons went well and have ended for the season. Pickle ball was a success and we need to determine a system for key control for the equipment box.

Clubhouse

The microwave in the kitchen has been replaced. Lisa will set up gutter cleaning for the clubhouse. Carpets will be cleaned in November.

Old Business

The Board unanimously voted to have core testing done on the walls of the swimming pool before the new white coat is applied this fall. This is to ensure the pool is sound and there should be no problems with the strength and structure of the pool in the future.

The Board unanimously voted to replace the pool bathroom alcove walls with Hardie board and the swim team will coordinate the replacement of the snack shack walls to look the same.

The Board unanimously voted to approve the contract for the white coat replacement and also selected the new coping, water line, racing lane and marker tiles. The process will begin in October of 2019. The extended stairs design will have to wait for the next renovation but the added stair rail and the ADA lift will be done before next season.

Management Report

The security cameras will be inspected and updated as necessary.

Treasurer & Bookkeeper

We will stay with our current banks for our operating accounts for the current time.

The Board voted unanimously to use the capital improvement funds as partial payment for the white coat process along with the necessary reserve funds already allocated.

Adjourn: 8:01p.m.

Closed Session: Board discussed contract negotiation.

Open Session: Board unanimously voted to accept the landscaping and snow removal contracts as amended.

Adjourn: 8:20pm