

# HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: June 15, 2021

Meeting called to order at 7:05 pm

Location: Hiddenbrook Clubhouse

Attending:

HOA Board Members	HOA Members	S&T Members
President – Clive Bayliss	Kimberley Hartsoe	Bob Yost
Vice President – Absent	Juan Carlos Espinoza	Marcel van Vierssen
Treasurer – Joan Koss		
Secretary – Pam Spencer		
Member at Large – Matt King		
Prop. Manager - Lisa Cornaire		
Bookkeeper - Meg Hinders		

\* -HOA and S&T Members

**Motion to approve the agenda:** Unanimously approved amended agenda.

**Motion to approve the May 2021 HOA meeting minutes:** Unanimously approved.

## HOA Member Open Forum

One homeowner came to appeal a declined ARC application for a shed. .

## S&T Open Forum

No comments.

## Committee Reports

**Activities** – The idea of permitting food/ice cream trucks to conduct sales at the pool was brought up. The recommendation was for one truck on Friday night and perhaps one at lunch on Saturday. Joan and Jenn King will reach out to the activities chairman to prepare a proposal and Jenn will research the county requirements.

Volunteers to run the 4<sup>th</sup> of July parade will be solicited and if there are none, the event will not happen.

**Pool** – Issues concerning lifeguard staffing, rules enforcement, wristbands, cleanliness and condition of the lane lines were presented to the Board for attention by the pool committee chairman. All issues will be addressed with NV Pools and guards by the property manager and the Board. The grill propane tanks are filled and on deck, the clock will be hung from the balcony as usual, and a maintenance issue in the swim team storage room will be fixed. Lane lines will be reviewed for possible replacement.

Research regarding the current requirements for the placement of the ADA chair has indicated that the chair must remain in place and be accessible at all times. Moving the chair can result in safety issues. The lifeguards have been trained in how to use the lift.

**ARC** – The annual ARC home inspections were conducted on June 8<sup>th</sup>. The property manager, two Board members and two committee volunteers conducted the inspections by car and viewed the properties from the curb. Most issues were related to maintenance and upkeep, overgrown landscaping, and accumulation of items around the properties. 73 notices were mailed to homeowners.

The ARC committee continues to meet in the clubhouse the Monday before the monthly Board meetings and the meetings are open to homeowners who may wish to attend.

**Tennis** – Ideas for activities that would increase use of the tennis courts were sent to swim and tennis members to gauge the level of interest. Four responses have been received and the tennis committee will continue to research the most popular ideas for implementation.

The box for the pickle ball nets will be repaired and placed back inside the court fence for player use. The box will have a lock on it and should not be left open after use. Contact Tony Roane or Matt King for details.

**Communication** – Article submissions for the newsletter are due 25th of June. Articles will highlight wristbands, lifeguard rules enforcement, proper eating areas, etc.

**Clubhouse** – The clubhouse will re-open for rentals the 1<sup>st</sup> of July. The rental fee will be increased to \$250.00 and the deposit will remain at \$500.00. The rental times will be from 10:00 am till 1:00 am at which the clubhouse must be completely vacated. The rental agreements were reviewed and amended by the Board. The clubhouse shed will be cleaned and repaired during the summer season.

**Hurricanes** – The swim team provided a status update on the season so far.

**Morning Fitness Swim** – NV Pools will be managing the morning fitness swim Mondays – Wednesdays & Fridays beginning June 21<sup>st</sup> and ending on July 31<sup>st</sup> with a possible one week extension into the first week of August. The minimum requirement for participants will be 20 swimmers and the participant cost is still to be determined. Neal Jarvis will be overseeing the swim activities.

### **Property Management Report**

**Old Business** – The Swim & Tennis annual meeting will be held on August 17<sup>th</sup> at 7:00-7:30pm. Topics up for discussion will include the minimum wage increase for lifeguards which will affect our contract with NV Pools, and the possibility of the necessity of raising dues or modifying operating hours.

**New Business** – 6 new memberships have been sold for the 2021 season. The club has 38 memberships available for purchase.

### **Treasurer/Bookkeeper Report**

The financials were reviewed. Operating costs are in line with budget projections.

**Meeting Entered Closed Session 9:42pm-** To discuss S&T reinstatement requests.

**Meeting Open session – 9:50 pm**

**Meeting Adjourned – 9:53 pm**