

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: March 16, 2021

Meeting called to order at 7:05 pm

Location: Hiddenbrook Clubhouse

Attending:

HOA Board Members	HOA Members	S&T Members
President – Clive Bayliss	Jennifer King *	Michelle Ratto
Vice President – Kristin Leveto	Kimberley Hartsoe	Marcel van Vierssen
Treasurer – Joan Koss	Ghotbee Lim	Neal Jarvis
Secretary – Pam Spencer	Tony Roane *	Bob Yost
Member at Large – Matt King		
Prop. Manager - Lisa Cornaire		
Bookkeeper - Meg Hinders		

* -HOA and S&T Members

Motion to approve the agenda: Unanimously approved.

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

HOA Member Open Forum

Nothing to report.

S&T Open Forum

A swim & tennis member had some questions and expressed concern that the Board would not re-assess the pool operating procedures during the season to align with changes in the guidelines directed by the CDC, Commonwealth of Virginia and the local Health Department. The Board gave an assurance that they would continuously monitor all agency guidelines and act accordingly to modify the pool operating plan as it relates to the Hiddenbrook pool.

Committee Reports

Activities – The Activities Committee has a returning Chairperson, Ghotbee Lim. Ghotbee presented several new ideas for activities such as Friday night cookouts, Bingo night, a community yard sale with Kingston Chase, etc. More volunteers are needed to recommend and assist in hosting neighborhood activities. It would be so nice to have gatherings that allow everyone the opportunity to be together after being separated for such a long year.

Pool –Sandy Davis, Casey Casera and Neal Jarvis were appointed by the Board as new members of the Hiddenbrook Pool Committee.

Tennis - There are a couple cracks that have appeared in the new surface of the courts and they will be reported to Bishops, the company who did the re-surfacing process, for review and remediation under the contract guarantee. The Board appointed Marie Olenych to the tennis committee.

ARC – Holly Calkins was appointed by the Board as a new member of the ARC Committee. The ARC Committee has re-instated monthly meetings that will be held one week in advance of the monthly board meetings. Two meetings have been held so far and homeowners with active applications have attended both meetings. It was reported that this avenue for communication between the homeowners and committee members is proving to be much more efficient and helpful.

Communication – Article submissions for the newsletter are due March 26th. Information and notices regarding the new Pool Rules & Regulations, neighborhood ARC inspection for 2021 and reminders about the required pool log-in process will be posted.

Clubhouse – The clubhouse has been closed for social activity rentals and available only for Board meetings. The Board plans to focus on a successful opening of the pool and then assess and develop a plan for opening the clubhouse for social event rentals. Even though the Commonwealth of Virginia’s participant limit numbers may change, the ability to ensure a proper cleaning process still needs to be evaluated.

Property Management Report

Old Business – The Board will be working on the pool opening “next steps” to include purchasing required COVID equipment, signage, and equipment to create social distancing layouts for the pool deck. Cleaning materials and cleaning zones will be reviewed and established with NV Pools.

New Business – Multiple parking lot usage requests have been received and the Board decided that all requests must first be communicated to the Board for approval and spaces may not be “reserved” and will be on a “first come first serve” basis. The parking lot is still private property and no one may conduct any organized events without prior authorization.

The Hurricanes swim team president reported that they will be swimming in division 5 this year and predicts it will be a challenging season since a lot of the swimmers have not been “in the water” for a long time. The team expects to hold three scheduled “A” meets and one or two “B” meets this year at Hiddenbrook. The Board will review the Hurricanes proposal for swim practices and will follow up with a review of their operational plan for practices and meets. The Board will evaluate the impact of the after-school practices to the rest of the patrons due to the current limited accommodations for members following the current pool opening plan.

***Note: All activities conducted at the pool will be reviewed, and conducted or changed, as requirements for pool operations evolve throughout the summer.**

Treasurer/Bookkeeper Report

A review of the 2020 Profit and Loss was reviewed with the entire Board to provide an understanding of the numbers. The line item 'contribution to reserves' was not a cash contribution but rather is where the interest that accumulated from the CD's is accounted for on the financial reports. The 2020 reserve contribution from the Swim & Tennis Club was differed due to anticipated loss of income in 2021 from unpaid dues as well as unexpected increase in the pool management contract due to the minimum wage increase in Virginia.

Closed Session – 10:00

Discussions were held regarding collections and delinquencies.

Meeting back in session –10:22

Meeting Adjourned – 10:23