

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: Mar 17, 2020

Meeting called to order at 7:02pm

Attending:

HOA Board Members	HOA Members	S&T Members
President - Joan Koss		
Vice President - Clive Bayliss		
Treasurer - Pam Spencer		
Secretary - Matt King		
Member at Large - Kristin Leveto		
Prop. Manager - Lisa Cornaire		
Bookkeeper - Meg Hinders		

Motion to approve the agenda: Unanimously approved.

Motion to approve the February 2020 HOA Meeting minutes: Unanimously approved.

HOA Member Open Forum

Trash Cleaning (Area Near Dranesville/Hiddenbrook) – One person stopped by the clubhouse earlier inquiring about trash cleaning in the area of Dranesville/Hiddenbrook and whether the HOA will pay for the cleaning. Note that the area does not belong to Hiddenbrook. Other groups have maintained the area (i.e.: Boy Scouts, volunteers, etc.). Perhaps the person would like to have a committee but impression is that the person wants to get paid and/or reimbursed for the work. We do not have the money in our budget but we will put it on our records and/or look at creating an “ADOPT the area” concept.

S&T Open Forum

No questions / comments.

New Business

No questions / comments.

Committee Reports

Activities – Julie setting up a date for a social prior to COVID-19 but now looking to cancel. 4th of July next activity and looking at other families to host that event.

Pool – Nothing major to report other than the progress at the pool. Four things regarding it.

- 1) Stair placement: Rob Dean from NV Pool stated that because we have new stairs where do we want the placement of the rails.
 - a. Option 1: Two in the center ADA apart and one on each side. Note that the center rails are over a skimmer.
 - b. Option 2: Two ADA rails on the edges.
 - c. *The Board unanimously voted to go with Option 1.

- 2) Chair Lift placement: Discussion on where to place the lift.
 - a. Option 1: Close to the new side “rail” in the shallow area.
 - b. Option 2: Closer to the deep end, nearest the “middle” lifeguard chair.
 - c. *The Board unanimously voted to go with Option 2.
- 3) Snack Shack: Discussion the relocation of the Swim Team Snack Shack.
 - a. Instead of direct cash donation for swim team buy a new snack shack (8x8 lifetime shed). HOA would pay for the shed and have it placed in the back in the picnic area, near outlet. Provide double the space they currently have. Advantage is that the relocation reduces the congestion in deck area, considering the we reduced the deck area due to the new stairs. Note: Outlets and how they are placed in the picnic area is TBD. There is a need for outlets in the shed so no one unplugs the refrigerator, etc. Need to deconflict non-swim team outlet needs.
 - b. HOA wants to incorporate change/updates and plant new ADA chair where the snack shack currently sits. HOA gains back the electrical outlets in that area.
 - c. Any funds left over would also go towards a box freezer.
 - d. Kristin to talk to the Swim Team (i.e.: Marcel/Neal) first and confirm.
- 4) Fairfax County Code: Reminder that it is code that we cannot eat within 5-6 feet of the pool; they can only eat in the “eating” area. We need to retrain the members to not eat near the pool and the onus is on us to correct/adjust the eating issue. Will look to publish this new rule in April newsletter. Signs to be posted and lifeguards told too (training).

ARC – Nothing major to report. Two things:

- 1) Put in newsletter about upcoming ARC inspections; review will be from the car
- 2) Look at future date for continuing drive by HOA members to knock on doors and get folks to vote on the Proposed Amendment to the Declaration: Article IV Property Rights.

Communication – Great job from Barbara on working on the newsletter. March / April rentals were cancelled due to COVID-19 and until further notice no new reservations. Note that Graduation parties already on the books in May and might have to be revisited. Articles due by 26 March 2020.

Tennis – Nothing major to report. See small groups on the courts. Confirmed that Tony R. is still doing Pickleball.

Clubhouse – Rental cancellations discussed. Clubhouse cleaning based on when rentals start. Professional courtesy to let Kingstream Board meet in Hiddenbrook clubhouse at their next meeting. They will pay the rental fee and disinfect afterward.

Property Management Report

Camera Quote – 1st Quote agreed upon last meeting however, there were requests to additional information.

1) Memory Storage: If we upgrade to 4TB storage, the additional cost of \$256 + \$250 for installation. We can upgrade the memory later and not do now if needed.

*The Board unanimously voted to go with the upgrade now.

2) License Plate Camera: If the purpose is only for license plates, do we really need it? Upgraded camera resolution might mitigate this need. Plus, we could get later if needed.

*The Board unanimously voted to not go with the license plate camera.

3) Additional Camera: Missing from the last quote was one additional camera, which was needed.

*The Board unanimously voted to include the additional camera.

Overall, the intent is for the work to be completed before the pool opens.

COVID-19 Guidance – Pamphlet provided outlining some guidance in the wake of the COVID-19 pandemic. Read it. Issues include S&T member asked if they had to pay their dues. Should we grant waivers for late fees? Need to take up each request on a case by case basis. Understand we still have to pay our bills too with NV Pools, ACT of GOD clause. Also understand the dues happen every year, regardless of whether the pool opens or not.

HOA Dues – 8 folks have not paid HOA fees yet.

S&T Dues – Due 1 Apr 2020; dues to be paid as normal and issues discussed on case-by-case basis.

Meetings – If decisions need to be made out of a HOA scheduled meeting then understand at the next scheduled meeting that decision needs to be documented. We cannot have virtual meetings with just the group b/c we need to have a forum so the public has the ability to access. Need to determine how to have meetings in the future if we are “locked” down due to COVID-19.

Treasurer/Bookkeeper Report

The Audit was sent out and very detailed. It goes over classifications and changes. There are still some concerns with reserve study placement on the audit. The next reserve study is in 2021. Any questions provide to Lisa in next week (24 Mar 2020).

Meeting Adjourned – 8:01pm

S&T Special Board Meeting Date: Mar 17, 2020

Meeting called to order at 8:01pm

Vote tabulation held regarding the revisions to the 'Rules, Regulations and Procedures for the Hiddenbrook Swim and Tennis Club' document.

Proxy Vote calculation: 43 Yeah // 3 No Votes

Note: Initially there were some vote issues were because people didn't understand what was being changed; yet a summary of the changes was online. Some vote issue because folks indicated the board doesn't communicate; yet flyers sent in newsletter, flyer, website, etc.

Meeting Adjourned – 8:11pm