

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: April 12, 2021

Meeting called to order at 7:04 pm

Location: Hiddenbrook Clubhouse

Attending:

HOA Board Members	HOA Members	S&T Members
President – Clive Bayliss	Kimberley Hartsoe	Bob Yost
Vice President – Kristin Leveto		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.

Motion to approve the March 2021 HOA meeting minutes: Unanimously approved as amended.

Kristin Leveto explained the revised meeting procedures posted on the agenda.

HOA Member Open Forum

Nothing to report.

S&T Open Forum

A swim & tennis member inquired about getting access to the tennis courts. Lisa will provide him with a key.

Committee Reports

Activities – Nothing to report.

Pool – Everyone, including the Board, is hoping the pool rules as stipulated by the governor will be opened up for a more enjoyable pool season with fewer restrictions.

Tennis – Bishops, our tennis maintenance company, will repair the new cracks in the court surface at the end of the season and will do so as a part of our existing contract with them.

ARC – The ARC committee members are still working on revising the guidelines and are doing so a section at a time. Another homeowner came to the third ARC meeting to discuss the details for her fence application. Paint color samples have been collected and the committee will select a range of colors in each palate to offer as suggestions to homeowners seeking advice on home renovations.

Communication – Article submissions for the newsletter are due 23rd of April. Plans are to include: Information and notices regarding the swim team season plans, a diagram and outline for social distancing, directional line ups for pool check-in, and a layout of the household zones on the pool deck, a reminder to check log-in status and information and a reminder about pet waste courtesies.

Clubhouse – We have received no response at all from the three professional companies contacted to quote on cleaning the clubhouse after events. We suspect that the irregular schedule of rentals is a problem, especially when we might have multiple events back to back. Once we get the pool open successfully we will turn our attention to the process of re-opening the clubhouse.

Property Management Report

Old Business – The swim team practice and swim meet proposals for operating within the COVID guidelines are being reviewed by the Board. The Board continues to prepare communications for distribution regarding the details of new pool procedures and the member check-in process as well as the proposed flow of pedestrian traffic around the facilities.

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

New Business – The Board reviewed, edited, and prepared all committee charters for updates and will vote them into official documents at the May meeting. They will be posted on the website.

The Board identified and reviewed the list of COVID required items that need to be purchased for the pool season. The list includes cleaning products, sanitizing equipment, computer equipment, signage, etc.

Treasurer/Bookkeeper Report

The financials were reviewed. Four homeowner dues and eighty two swim & tennis dues are outstanding.

The Board voted to decline a request for pool dues hardship status requested by a homeowner as the reason did not match the necessary criteria.

Meeting Adjourned – 9:32pm