

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting- August 20, 2019

Meeting called to order at 7:01 pm

Attending:

HOA Board Members	HOA Members	S&T Members
President – Joan Koss		Marcel vanVierssen
Treasurer-Pam Spencer		Tony Roane
At-Large-Kristin Leveto		Neal Jarvis
VP – Chaz Holland		
Prop. Manager-Lisa Cornaire		
Bookkeeper-Meg Hinders		

Motion to approve the agenda: Unanimously approved

Motion to approve the July 2019 minutes: Unanimously approved

HOA Member Open Forum

No comments

S&T Open Forum

No comments

Committee Reports

Activities

Marcel reported that the Crab Feast Deadline is today, currently 78 attendees expected.

Pool

The Lifeguard door is leaking due to over flow from gutters. Closing day is Labor Day, normal hours. There will be no dog swim this year.

Rob Dean from NV came in to address needed work/repairs on the pool: hollow spots on the floor will be fixed during the white coat installation. Coping stone and waterline tile areas to be replaced. Approximate cost \$73,500. Board will coordinate tile colors. Process will start in September or October and should take 3-6 weeks.

Expansion of steps also discussed, for future (\$25-\$30k), drawings to be provided by NV.

Rob informed the board of a test that can be done to determine the structural integrity of the pool walls and floor. This will help the Board to have a more realistic view of the future reserve funds needed. Lisa to research the test and cost (not done by NV).

ADA compliance assessed:

Upon receipt of new information regarding ADA compliance, a handicap lift will be installed next to the third guard stand in the shallow end of the pool. It will be covered. Motion made to purchase and install lift for \$6,466. Lift will be installed prior to opening next season.

Rob will provide warranty information. Current steps will be modified to comply with ADA by adding and second railing at a cost of \$750. Motion made to accept this expenditure, unanimously approved.

ARC

Activity has been minimal.

Communications

Articles due by Aug 28th

Tennis

Tony reported pickleball had 4-12 people attending the last 2 months when held on Tuesdays. It will continue on Saturday mornings into the Fall. The tape didn't stick to the courts.

Kids tennis had up to 12 participants at times. Adult participation was minimal.

The cracks in the court will be evaluated. Question asked: can we do a flap gate on court for leaf removal? Reserve study calls for a \$30k restoration of courts in 2021.

Swim team to tarp the bleachers against the tennis court once the pool closes (green tarp to be used).

Clubhouse

Gutters need to be cleaned, water flowing up against deck doors. Carpets will be scheduled for a fall cleaning. New microwave will be purchased.

Old Business

Pool rule revisions – to be addressed at the Board's next working session: focus on the master document and the amendment.

New Business

Pool Alcove Coverings – The bottom 6" of the pool alcoves and snack shack need to be replaced. Waiting for pricing from Tom.

Management Report

A resident conveyed interest in restarting the neighborhood watch and will attend the next meeting to provide details.

Treasurer & Bookkeeper

The audit was reviewed.

Motion to approve the audit: Unanimously approved

John Marshall Bank researched to move some funds here and get use of free scanner for deposits. Meg checking on minimum balance amount (if it can be across accounts).

Closed Session

Pool management contract negotiation discussed.

Adjourn: 9:26 p.m.