

# HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: Apr 21, 2020

Meeting called to order at 7:07pm

Location: Hiddenbrook Clubhouse and Via Zoom

## Attending:

HOA Board Members	HOA Members	S&T Members
President - Joan Koss		Bob Yost (VTC - Zoom)
Vice President - Clive Bayliss		
Treasurer - Pam Spencer		
Secretary - Matt King		
Member at Large - Kristin Leveto (VTC - Zoom)		
Prop. Manager - Lisa Cornaire (VTC - Zoom)		

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

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

## HOA Member Open Forum

No questions / comments.

## S&T Open Forum

No questions / comments.

## New Business

No questions / comments.

## Committee Reports

**Activities** – Nothing now. Will put something in newsletters about 4<sup>th</sup> of July activities and needing an organizer/volunteer.

**Pool** – NVPool still proceeding with work. Concreate work and white coat next. Slight delay in concreate work based on timing. Rob Dean looking at possible repairs around “posts” and patch around them. Tom Lasik looking at working on the alcove and taking down snack shack. Extra tile will be left.

**ARC** –

- 1) The county will not take complaints until 4/15/20, even with tall grass.
- 2) ARC Inspections:

The Board unanimously voted to postpone ARC inspections until later in the season. This will be announced in the newsletter to include reminders for what items are commonly cited at inspection and that inspections will still occur with the sale of homes.

**Communication** – Great job from Barbara. Articles due 4/25 to Barbara.

- 1) Nothing expected from Swim Team, other than waiting on official word from NVSL on a season. Swim team try-ons in May is cancelled.
- 2) A lot of confusion on garbage pickup. A reminder is needed that there is no bulk or yard/waste pick-up until further notice. Also remind folks to check on older neighbors (Public Service Announcement). Might put something about out Link still looking for donations.
- 3) Reminder S&T members to also send in updated S&T photos.
- 4) The Board will also need to provide a status on the pool opening. This will occur when there is more information from the governor and the health department.

**Tennis** – Nothing to report from Tony. There is an increase in folks asking for keys, etc. A reminder is needed to ask folks not hang out in large groups and that the tennis courts should only be used for tennis. If it becomes an issue, the Board might have to address the topic of shutting them down.

**Clubhouse** –All rentals have cancelled through June.

**Swim Team** – Swim team still proceeding on, even with possibility of cancellation. There are folks with credit at Snack Shack, and looking at options to refund or donate to the Swim Team. There is a fund raiser scheduled for Saturday (8-10am/first week in June) before time trails. There may be a need to delay because it might be too soon after possible lifting of State travel/group restrictions. The fund raiser would only be open to S&T members, not the general public. The team is looking at following same format from last year.

### **Property Management Report**

The feedback from the Board was sent to the auditor to review. A final draft will be provided shortly.

The Board unanimously voted to incorporate the S&T rules, regulations and procedures amendments, which were passed by the swim and tennis club members in March, into the Association's by-laws.

HOA Dues – 6 homeowners were turned over to the attorney for collections due to non-payment.

S&T Dues – Due 1 Apr 2020, currently there are about 100 dues unpaid.

### **Treasurer/Bookkeeper Report**

Pre-payroll setup ongoing. Expenditures were light since the 1<sup>st</sup> QTR.

**Closed Session** – Motion unanimously approved to enter closed session at 7:54pm.

The board discussed pool contract negotiations offered by NV Pools for possible delay or non-opening of the pool due to Covid 19 and subsequent impact on S&T dues.

**Open session** – 8:38pm

The Board voted to approve the following S&T payment options in light of the financial hardships that some members may be facing:

- Late fees will be waived for all members
- Members who have not paid their dues in full would normally have their membership revoked in June. The Board will extend the deadline to pay in full by November 30, 2020. Any memberships that remain unpaid after that date are subject to revocation.
- If/when the pool opens this season, any membership that is not paid in full would not be eligible to use the pool.

Lisa will provide this information to the members who have not paid yet in the reminder letter which typically goes out in early May.

**Meeting Adjourned** – 8:42pm