

HIDDENBROOK HOMEOWNERS ASSOCIATION MONTHLY MEETING

Board Meeting Date: November 17, 2020

Meeting called to order at 7:00pm

Location: Hiddenbrook Clubhouse

Attending:

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

* -HOA and S&T Members

Motion to approve the agenda: Request to add swim team contract under Management Report / New Business. Agenda, with new addition, unanimously approved.

Motion to approve the October 2020 HOA Meeting minutes: Motion unanimously approved.

HOA Member Open Forum

Nothing to report.

S&T Open Forum

Nothing to report.

New Business

Nothing to report.

Committee Reports

Activities –

- 1) Nothing to report.

Pool –

- 1) New swim cover added.
- 2) The Pool Committee met on November 10, 2020.
 - a. Question asked about a storage locker/shed to place the loungers/tables in order to clear the deck of space in order to allow social distancing, etc. TBD any action from the Board.

Questions are being formulated for a Q&A session with NV Pools. The Board would like to have this Q&A session before the December meeting.

ARC –

- 1) Committee inquired about a home where unapproved color changes were made to a chimney. A follow up letter was sent.
- 2) There is a house with a refrigerator and tires on the side of the house. The HOA will need to send a letter regarding trash in the yard.
- 3) Homeowner with corner home with bulk/heavy trash bags. The HOA will need to send a letter regarding trash.
- 4) Board considered an ARC appeal for storage on the side of a home. Preference is for homeowner to relocate the containers to the other side of the house, in less view from the street.
- 5) ARC guidelines will need to be updated in the future. This includes agreement on definitions on “APPROVED”, “DECLINED”, etc. as they pertain to ARC software

Communication –

- 1) Articles due 11/27 to Barbara.
- 2) Article ideas:
 - a. Bulk trash pickup has gotten stricter.
 - b. Driving through leaf piles.
 - c. “ARC Corner”. TBD.

Tennis –

- 1) Courts are in good shape.
- 2) Players are bringing their own blowers to remove leaves.
- 3) The Board might need to look at means of removing leaves from the courts more effectively. This includes creating a slot to easily blow leaves off the courts and into the surrounding green areas.

Clubhouse –

- 1) Nothing to report.

Property Management Report

Reserve analyst recently met with manager. Analyst was provided pool core testing results and all requested information. The analyst entered in a lower contribution rate in a draft model and rough estimate indicated in FY22 less contributions needed compared to this year.

- 1) There are still 34 outstanding S&T dues.
- 2) 10 S&T memberships are club owned.
- 3) There was a request for the rotary club to use the parking lot for a car show in May 2021. At this time the request will be declined.
- 4) A draft swim team contract will be sent to the Board for review/input in the near future. Note: The swim team president will remain the same next year.

Treasurer/Bookkeeper Report

- 1) TBD any NV Pools rate increases based on the Virginia State minimum wage increasing next year.
- 2) COVID-19 supplies included in the budget; TBD if NV Pools will include supplies in their contract.
- 3) TBD whether the Board will decrease the minimum number of garbage pickups over the summer; expectation is there will be less garbage next year from swim patrons.
- 4) The Board reviewed the HOA and S&T budgets.

*The Board unanimously voted to approve the HOA and S&T Budget, pending any unforeseen changes in the budget to include the NV Pools contract (i.e.: minimum wage increase).

Meeting Adjourned – 8:14pm