

# 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)** – A homeowner inquired as to whether or not the HOA could pay to have trash, located at the Hiddenbrook entrance near Dranesville Rd., picked up and disposed of. Our property manager responded that this area does not belong to Hiddenbrook and we have no line item in the budget for this purpose. Other groups have maintained the area (i.e.: Boy Scouts, volunteers, etc.). We do not have the money in our budget but we will put the request in 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** –The social gathering scheduled prior to COVID-19 **was** cancelled. The 4<sup>th</sup> of July bike parade will be the next scheduled activity and volunteers to host are requested.

**Pool** – Progress on pool renovation was reviewed.

**Stair rail placement:** The new ADA placement of the stair rails will be one on each far side of the new step configuration and two in the center. The Board voted unanimously on this placement.

**Chair Lift placement:** The new chair lift will be positioned on the left side of the pool nearest the stairs for easy accessibility. The Board voted unanimously on this placement.

**Snack Shack:** There was a proposal for purchasing a new 8x8 Lifetime brand shed for the Hurricanes swim team to replace the current snack shack and place it in the far corner of the eating area. This proposal would replace the direct cash donation to swim team and HOA would pay for the shed instead. Any funds leftover from the cost of the shed could be used to purchase a new box freezer if desired. The new shed and placement would: provide double the work space, reduce congestion in the guard deck area, allow for a better space for the chair lift to be stored, and to enforce the “Eat in Eating Area Only” rule. **NOTE:** It is Fairfax County code that we cannot eat within 10 feet of the pool; we can only eat in the “eating” area. The onus is on us to correct/adjust the eating issue. This new rule will be included in our in April newsletter, signs will be posted around the deck and included in the lifeguard training.

**ARC** –Two things:

- 1) Upcoming ARC inspections will be included in April Newsletter.
- 2) Board will determine a future date for continuing the door to door drive by HOA members to explain the Proposed Amendment to the Declaration: Article IV Property Rights and encourage homeowners to vote on the amendment.

**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 will be scheduled. Graduation parties already on the books in May might have to be revisited. Articles for the newsletter are due by 26 March.

**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 Kingston Chase HOA meet in Hiddenbrook clubhouse for their next meeting.

## **Property Management Report**

Camera Quote – 1<sup>st</sup> Quote agreed upon last meeting however, there were requests for additional information.

**Memory Storage:** If we upgrade to 4TB storage, there will be an additional cost of \$256 + \$250 for installation. The Board voted unanimously to do the upgrade.

**License Plate Camera:** The Board voted unanimously to not go with the license plate camera.

**Additional Camera:** The Board voted unanimously to purchase an additional camera.

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

The property manager provided a COVID-19 Guidance Pamphlet. The Board discussed issues as they would affect our membership. It was decided that the Board would make future decisions based on fairness and the timing involved. The association's financial obligations must be considered along with those of the members.

HOA Dues – 8 homeowners have not paid HOA dues yet.

Meetings – Any HOA Board discussions resulting in decisions made outside of an HOA scheduled meeting will be ratified and documented in the next scheduled open Board meeting. If a monthly virtual meeting is held by Board members for health reasons, at least two members of the Board will be present at the clubhouse so the meeting can be open to any members who wish to attend. Obviously, no meetings at the clubhouse can exceed 10 people total.

## **Treasurer/Bookkeeper Report**

The Audit received was very detailed and there are some questions regarding the analysis of our Reserve Study that will be addressed with the auditors. The next reserve study is in 2021.

**Meeting Adjourned** – 8:01pm