



Hiddenbrooke Property Owners Association, Inc.
Annual Meeting Minutes
June 23, 2010 – 7:00 PM

1. **Call to order:** The meeting was called to order by Joyce Estes, President, at 7 PM.
2. **Introductions of Board** by Joyce Estes, President.
 - Joyce Estes, President
 - Kathy Wildermuth, Vice President
 - Maria Andrews, Secretary
 - Ian Forsyth, Treasurer
 - Chris Brittle, Liaison for Hiddenbrooke Architectural Review Committee
 - Doug Eeten, Liaison for CC&R Violations
 - Eli Cronbach, Liaison for Hiddenbrooke Maintenance District
3. **Quorum Verification** – Vicki Idlor, Election Chairperson, provided the quorum verification. There were 138 voting members present, 100 members are needed for a quorum.
4. **Nominations/Election of 2010-2012 Directors:** Joyce Estes announced the candidates for the 2010-2012 term:
 - Chris Brittle
 - Kathy Wildermuth
 - Jason Alabanza.

As there were no nominations from floor, a motion to close nominations was ***moved, seconded and carried.***

The new members are hereby elected. Joyce Estes asked for a ballot and hand count for the records.

5. **Treasurer's Report** – Ian Forsyth, HPOA Treasurer, provided a financial report. The HPOA is under budget for the year. We are on track to boost the reserve fund to \$100,000, and we are monitoring the Certificates of Deposit and considering other investment vehicles for a better return.
6. **Report from Board of Directors** – Joyce Estes, President, provided a report from the HPOA Board. There have been liens filed against some properties. HPOA uses Pro Solutions for collections services. HPOA has a Lawn Maintenance Program for homes in foreclosure to keep weeds down and the lawns looking better. In the next 2 weeks, the HPOA will assume supervision of the Welcome Center (as of July 1, 2010). The annual insurance costs have come down even though the Welcome Center was added.
7. **Committee Reports**
 - Hiddenbrooke Maintenance District (HMD)** – Ginger Bryant provided a report on the activities of the HMD. She reviewed what the HMD is and what areas are part of the HMD. She addressed some recent developments:
 - The Orchards improvements have been accepted by the City, now they are part of HMD.
 - The landscape contractor is working on the annual tree pruning
 - The irrigation systems are being upgraded

CC&R Violations/15 Day Program – Dave Caldwell, CC&R Manager, provided a report on the work of this program.

- HPOA has been enforcing the waste container issues (must be kept behind fences)
- HPOA has been posting 15-day notices on homes with lack of yard maintenance
- Complaints – to find out how to make a CC&R complaint, go to the Hiddenbrooke website for the process and to get forms
- HPOA only handles complaints for developments that do NOT have their own HOAs. If your community has its own HOA, then you should file complaints with that group.

Hiddenbrooke Architectural Review Committee (HARC) – Jamie Clark provided a report on work of HARC.

- There are still people who don't know they need to apply for approval from HARC.

There were some questions, answers and general discussion regarding what's allowed and what is not allowed in Hiddenbrooke, including artificial turf use, how long the process for HARC approval takes, and what sort of notice the community receives for custom lot permits.

Election Committee – Vicky Idlor reported on the vote count. There were 148 ballots counted.

8. **General Questions:** There were general questions and issues raised by the attendees.
9. **Wrap Up** – Joyce Estes, President, concluded the meeting with closing comments. She is moving off the Board and will no longer serve on the HPOA. Joyce thanked a number of people with whom she has worked over the years. Kathy Wildermuth and Chris Brittle presented Joyce with a plaque in honor of her years of service to HPOA and Hiddenbrooke. There were many expressions of thanks to Joyce from the floor.
10. **Adjourn**—The meeting was adjourned at 7:50 PM

These Minutes of the 2010 Annual meeting were approved by the Board of Directors on July 22, 2010.

A signed certified copy of the Minutes is on file.