



Hiddenbrooke Property Owners Association

**Board of Directors Open Meeting Agenda  
Tuesday, January 23, 2018 at 7:30 pm  
Hiddenbrooke Golf Club – Brookside Room**

- I. **Call Meeting to Order – Jennifer Pollard, President**
  1. Verification of Meeting notice/Agenda
  2. Establish a quorum - Attendance/Introductions:
    - a. **Board members:** Jennifer Pollard, Chris Brittle, Paul Norberg, Doug Link, Desiree Conley and Allan Yeap
    - b. **Service Providers:** Tonya Kalvass (Community Manager)
    - c. **Invited Committee Chairs and Guests:** Ed Medina (Welcome Center Manager), Sergeant Garrick, Allen Wildermuth
  
- II. **Open Forum** – *Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of HPOA may speak now. Each speaker should state his/her name and address for the record and is limited to three (3) minutes. Secretary will track time.*
  
- III. **Report from Closed Session – summary**
  1. **Member Discipline: Hearings and Fines – Tonya Kalvass**
    - a. Meet & Confer Hearings Conducted
    - b. Reimbursable Assessments levied
    - c. New Fines Assessed
    - d. Collection activity – Pro Solutions
    - e. Homes with Small Claims Court Actions
    - f. Judgments received since last Board Meeting
  
- IV. **OMNI Community Management:**
  1. **Compliance report**
  
- V. **Approval of Minutes**
  1. Approval November 13, 2017 Open Board Meeting Minutes – *Motion*
  
- VI. **Financials**
  1. Review and accept December 2017 Financials – *Motion*
  2. Money Market Accounts and Certificates of Deposit
  3. Comments on any large non-recurring expenditures or unusual bills
  
- VII. **Committees and Reports**
  1. Committee Member Reports:
    - a. Hiddenbrooke Maintenance District Advisory Committee
    - b. Hiddenbrooke Architectural Review Committee



Hiddenbrooke Property Owners Association

- c. Resident Access Program
- d. Hiddenbrooke Social Committee/Welcome Committee

**VIII. New Business**

- 1. Sergeant Garrick
- 2. CPA Engagement of Services letter
- 3. Announce Board vacancy
- 4. Cancel HPOA 800 number

**IX. Old Business**

- 1. HPOA newsletter – email distribution
- 2. Davis Stirling Status and review of meeting with attorneys
- 3. Governing documents restatement discussion
- 4. Roundabout at I-80 Interchange
- 5. Rules and regulations and HARC guidelines discussion

**X. Upcoming Events and Future Agenda Items:**

**XI. Adjourn meeting to Executive Session**

Next open board meeting date March 21, 2018

---

**Board of Directors Executive Session Meeting Agenda  
Tuesday, January 23, 2018— 6:30 P.M.  
Hiddenbrooke Golf Club – Brookside Room  
\*\*Closed to membership\*\***

**NOTE:** This meeting is closed to the membership per Civil Code §4935.

- 1. Call to Order
- 2. Member Discipline
- 3. Small Claims/assessment collections
- 4. Legal issues
- 5. Adjournment