



**Open Session Board Meeting Minutes
Hiddenbrooke Property Owners Association, Inc.
Monday, May 21, 2018 at 7:30 P.M.**

1. Open Session Call to Order: Director Pollard called official meeting to order at 7:30 pm,

2. Attendance/Introductions: Establish a Quorum

- **Present Board Members:** Jennifer Pollard, Desiree Conley, Chris Brittle, Douglas Link, Paul Norberg and Allan Yeap
- **Absent Board Members:** none
- **OMNI Community Management:** Tonya Kalvass

3. Open Forum: Members present discussed speeding issues, Discontinued RAP program, and

4. Report from Closed Session held 5/21/18 prior to open meeting

Member Discipline: Hearings & Fines– Tonya Kalvass

Meet & Confer hearings conducted	5
Reimbursable assessments levied	None
Fines assessed	21
Homes in collection – Pro Solutions	2
Homes with Small Claims Court Actions	13
Judgments received since last Board Meeting	0

5. OMNI Community Management:

CC&Rs Violation Summary 3/22/18 – 5/21/18 - OMNI

Number of Fine letters sent	15
Number of violations on hold (New/Old)	8
Number of violations which were resolved	75
Recommended for fine (Closed Session Hearing)	39
Courtesy Notices sent	287
Next Verification Drive	6/4/18

6. Meeting Minutes:

- Board reviewed Meeting minutes from March 21, 2018 open meeting. Director Conley motioned to approve the minutes as presented, Director Link seconded the motion and the motion passed unanimously.

7. Financials:

- A. Board reviewed financial statements for April 28, 2018 provided by OMNI Community Management. Director Brittle motioned to accept statements as presented, Director Norberg seconded the motion and the motion carried unanimously.
- B. Financial Statements for April 30, 2018
 - a. Operating Account Balance \$122,747.81
 - b. Year to Date shows a loss of \$15,844.19
 - c. No Comments on any large non-recurring expenditures or unusual bills were noted

8. Committees and reports:

- **Hiddenbrooke Maintenance District Advisory Committee (HMD):** Birgit Rickert reported to members in attendance. HMD is continuing to work with the City of Vallejo and the golf course to be sure weed abatement is being done. The end of June is the current deadline for the weed abatement. Committee has been working with the city on a landscape scope of work that is ongoing.
- **Hiddenbrooke Architectural Review Committee (HARC):** Marcelline Mahern reported to members in attendance on ADU discussion at the city planned for June 26, 2018.
- **Hiddenbrooke Social/Welcome Committee:** Nothing to report
- **Welcome Center Committee:** Ed Medina sent report to say that he has reviewed the cameras to help owners find a stolen vehicle and has asked that the board take a look at the welcome center. He believes it is in need of some repairs.

9. New Business:

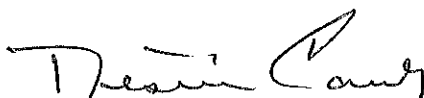
1. Board reviewed proposed Operating budget prepared by Paul Norberg. Director Pollard motioned to approve the budget option for HPOA which will allocate expenses and will reduce the annual assessments from \$115.00 to \$70.00 with the understanding that the RAP program has been eliminated from the budget and the other operating expenses are expected to increase. Director Conley seconded the motion and the motion carried unanimously.
2. Annual Membership meeting is scheduled for June 20, 2018 and the ballots were mailed to the membership.
3. Director Yeap motioned to appoint a Chris Brittle, Jennifer Pollard, Desiree Conley, Allen Wildermuth, and Burne Conley to an Ad Hoc committee to work on the revised Governing Documents and to make recommendations to the board of directors. The board agreed unanimously, and the committee will report once they have received the first draft of the documents. The questionnaire was sent to the attorney's office and the attorneys let us know to expect a first draft in August, 2018.

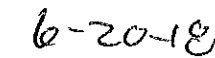
10. Old Business:

1. Chris Brittle reported that the RAP is not continued, however, the club has agreed to continue to allow members in good standing to use the pool through October 31, 2018 at no additional charge.

10. Adjourn – Board motioned to adjourn meeting at 8:02 P.M. - Next Meeting Date: June 20, 2018

Ratified -


 Board Secretary


 Date