



Hiddenbrooke Property Owners Association

**Board of Directors Executive Session Closed Meeting Agenda
Tuesday, September 18, 2018— 5:30 P.M.
Hiddenbrooke Golf Club – Palmer Room**

****Closed to membership****

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

- I. Call to Order
- II. Approve meeting minutes from previous EX session meetings
- III. Member Discipline Hearings - Meet and Confer
- IV. Legal issues – Discuss Davis Stirling Act
- V. Adjournment

**Board of Directors Open Meeting Agenda
Tuesday, September 18, 2018 at 7:30 pm
Hiddenbrooke Golf Club – Boardroom**

- I. **Call Meeting to Order** – President
 - 1. Verification of Meeting notice/Agenda
 - 2. Establish a quorum - Attendance/Introductions:
 - a. **Board members:** Chris Brittle, Paul Norberg, Desiree Conley, Allan Yeap, Timothy Moore, James Campagna and Jagdip Singh
 - b. **Service Providers:** Tonya Kalvass (Community Manager)
 - c. **Invited Committee Chairs and Guests:** Ed Medina (Welcome Center Manager), Birgit Rickert (HMD Chairperson), Marceline Mahern (HARC Chairperson)
- II. **Guest Speakers** – Melissa Ward, attorney with Hughes Gill Cochrane Tinetti, P.C.
- III. **Board President report**
- IV. **Committee Reports**
 - 1. Committee Member Reports:
 - a. Hiddenbrooke Architectural Review Committee (HARC)
 - i. Update - Custom Homes on Landmark
 - ii. Update - City's ADU Ordinance
 - b. Hiddenbrooke Maintenance District Advisory Committee (HMD)



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V. New Business

- A. Rules for Restricting ADUs
- B. Appoint HARC members:
 - Marcelline Mahern
 - Troy Killorn
 - Christine Fitzgerald (will serve as an Alternate)

VI. 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.*

VII. Approval of Minutes

Approval August 16 & 21, 2018 Open Board Meeting Minutes – *Motion*

VIII. Report from Closed Session 8/21/18 – summary

- A. **Member Discipline: Hearings and Fines** – Tonya Kalvass
 - (1) Meet & Confer Hearings Conducted -
 - (2) Reimbursable Assessments levied
 - (3) New Fines Assessed
 - (4) Collection activity – Pro Solutions
 - (5) Homes with Small Claims Court Actions
 - (6) Judgments received since last Board Meeting

IX. OMNI Community Management: Compliance report

- A. Compliance notices sent since last meeting
- B. Compliance issues resolved since last meeting

X. Financials

- A. Review and accept August 2018 Financials – *Motion*
- B. Comments on any large non-recurring expenditures or unusual bills
- C. CPA Financial Review – *motion*

XI. Upcoming Events and Future Agenda Items:

XII. Adjourn meeting - Next open board meeting – TBD
