



**Hiddenbrooke Property Owners Association, Inc.**  
**Open Board Meeting Minutes - Approved**

Tuesday, October 16, 2018— 7:30 PM  
Hiddenbrooke Golf Club – Palmer Room

I. **Open Session**: Call to Order 7:30 PM by Chris Brittle

II. **Attendance/Introductions**

- A. **Present Board Members**: Chris Brittle, Allan Yeap, Paul Norberg, Jagdip Singh, and Tim Moore
- B. **Absent Board Members**: Desiree Conley and James Campagna
- C. **Service Providers**: OMNI – Tonya Kalvass - Community Manager
- D. **Committee Chairs and guests**: Birgit Rickert (HMD Chairperson), Marceline Mahern, (HARC Chairperson) and Ed Medina (Welcome Center Manager)

III. **New Business**

- A. The Board discussed The Davis Stirling Act Pros and Cons and the legal opinion regarding the Boards unique ability to opt in or out of the Section of Civil Code Provisions. A PowerPoint Presentation was provided for those in attendance. There are more costs incurred to the Association with the regulations imposed by Davis Stirling and more protections and requirements for the Board to follow. A favorable legal opinion was given regarding the ability to increase assessments to cover the cost increase per the statute that supersedes the Association’s current CC&Rs. The Board asked for Member comments during the discussion and encouraged a dialog regarding this subject. The Board plans to decide at the next open Board meeting scheduled for November 6, 2018.
- B. The Board discussed proposed changes to the CC&Rs and Bylaws using a PowerPoint presentation. After the Board decides at the next meeting whether to stay under Davis Stirling Act or opt out, Legal Counsel will be informed of the decision and will then proceed with preparing the first draft of the updated CC&Rs and Bylaws.

IV. **Presidents Report**: Chris Brittle updated members on City Public meeting. The agenda includes a discussion regarding the status of Park and Ride lot at the entrance of HPOA and the ongoing trash dumping problem.

V. **Open Forum**: Members commented on Davis Stirling and CC&R changes.

VI. **Report from Closed Session** held 8/21/18 prior to open meeting

A. **Member Discipline**: Hearings & Fines– Tonya Kalvass

Meet & Confer hearings conducted	1
Reimbursable assessments levied	None
Fines assessed	30
Homes in collection – Pro Solutions	2

Homes with Small Claims Court Actions	0
Judgments received since last Board Meeting	0

**VII. CC&Rs Violation Summary 9/19/18 – 10/16/18 OMNI**

Number of Fine letters sent	37
Number of violations on hold (New/Old)	15
Number of violations which were resolved	57
Recommended for fine (Closed Session Hearing)	36
Courtesy Notices sent	104
Next Verification Drive – Night Drive	11/1/18

**VIII. Financial Report-**

- A. The Board discussed the process for collecting past due assessments and fines for compliance. Director Norberg motioned that the Board appoint Paul Norberg and Chris Brittle to review accounts receivable with Tonya Kalvass from OMNI to determine accounts to proceed with small claims or determine other methods of collections. Director Moore seconded the motion and motion passed unanimously.

**IX. Next Open Board Meeting:** November 6, 2018 6:30 PM at the Palmer Room at Hiddenbrooke Golf Club

**X. Adjournment:** Board adjourned meeting at 8:58 P.M.