



Hiddenbrooke Property Owners Association, Inc.
Open Board Meeting Minutes

Tuesday, November 6, 2018— 6:30 PM
Hiddenbrooke Golf Club – Palmer Room

- I. **Open Session:** Call to Order 6:32 PM by Chris Brittle
- II. **Attendance/Introductions**
- A. **Present Board Members:** Desiree Conley, James Campagna Chris Brittle, Allan Yeap, Paul Norberg, Jagdip Singh, and Tim Moore
 - B. **Absent Board Members:**
 - C. **Service Providers:** OMNI – Tonya Kalvass - Community Manager
 - D. **Committee Chairs and guests:** Birgit Rickert (HMD Chairperson) and Marceline Mahern, (HARC Chairperson)
- III. **Presidents Report:** Chris Brittle updated members on the meeting that he and Birgit attended with the City Public Works Director, Terrance Davis, on November 6. The ongoing problems with trash dumping at the Park n Ride area was discussed. The City periodically picks up trash at the lot and is considering posting No Dumping signs and installing K Rails to restrict parking as a deterrent for unwanted behavior in the area. In the future, the I-80 Roundabout project would require elimination of some of the Park n Ride area nearest the interchange. The City is starting to work with Caltrans on the environmental clearance for the project and stated that they have concerns that the \$7 million that has been set aside for the project may not be sufficient and that they may need to consider some form of phasing. They have had discussions with Napa County about assisting with the financing, the County is not interested at the present time. Regarding the Parkway re-landscaping project, the City is in the process of having the large Sycamore trees surveyed for their health. The City indicated that they would be able to have a detailed scope of work for the initial phase of the re-landscaping project by Spring 2019. Work on the erosion repairs to Saint John's Mine Road has not progressed and there is some litigation involved with private owners along the road. The HPOA is concerned because repairs will likely involve funds from Hiddenbrooke HMD and/or HID accounts.
- IV. **Open Meeting Minutes:** Director Norberg motioned to approve the meeting Minutes for the Board of Directors Meetings on September 18 and October 16, 2018 as submitted. Director Campagna seconded the motion and the motion carried unanimously.
- V. **Committee Reports:**
- A. **Hiddenbrooke Architectural Review Committee (HARC)** – Marceline gave a report and noted that there will likely be an application for another new Custom Home soon.
 - B. **Welcome Center** – Ed Medina was unavailable to attend the meeting but sent a report. He has requested that the City of Vallejo assist with needed repairs at the Welcome

Center. The cameras were recently checked and adjusted.

- C. **Hiddenbrooke Maintenance District Advisory Committee (HMD)** – Birgit Rickert provided a report. Christmas lights will be getting set up. Some watering issues were reported to the landscapers and the latest replanting project will get underway soon.
- D. **Social Committee** – Nancy Berke provided Chris Brittle with an update. No events are planned. The Committee will be working with the Golf Club on a long-term calendar for future events and partnering with the Club on an upcoming event.

VI. New Business

- A. The Board discussed the next Hiddenbrooke Community Newsletter (Hiddenbrooke Times). Desiree Conley volunteered to lead the Newspaper project and Tim Moore volunteered to assist. The Board would like to get the Newsletter out in January and have it newsletter distributed via email with a few hard copies available at J&O's for pickup. No hard copies will be mailed. The Board also discussed whether to have advertising in the Newsletter and the potential for increasing ad fees to cover most of the cost of the Newsletter.
- B. The Board approved work by Birgit Rickert to continue to update and cleanup the website.

VII. Old Business

- A. The Board discussed the ADU Rules that were drafted to govern the construction of new Accessory Dwelling Units (ADUs) proposed in Hiddenbrooke. The Rules were sent out for member comment and no written comments were received prior to the meeting. Members in attendance were given an opportunity to provide feedback, and one letter was submitted at the meeting. After some further discussion Director Singh motioned to approve the Rules as drafted and distributed on September 27, 2018 for Member comments. Director Norberg seconded the motion. Director Moore voted against the proposed Rules stating that he believed the restrictions on ADUs in the City's ADU Ordinance are sufficient. Motion to approve rules passed with 6 Directors in favor and 1 against.
- B. The Board discussed Davis Stirling protections and requirements and whether to remain under the Davis Stirling Act governing homeowner associations or opt out. One key issue with remaining under Davis Stirling is the cost of compliance. Legal Counsel confirmed that the Davis Stirling law allows the Association to increase assessments up to 20% a year and that State law supersedes the CC&R language which limits increases based on the Consumer Price Index (CPI). The Board decided to continue to maintain its current status as a Common Interest Development and to continue to be governed by the Davis Stirling Act. Legal Counsel will be informed of the Board's decision which will allow them to complete the initial draft revisions to the governing documents.

VIII. Open Forum: No new topics were mentioned. Members commented on Davis Stirling and ADU rules as adopted.

IX. Financial Report

- A. Board Reviewed Financials for HPOA presented by OMNI. Director Conley motioned to accept the financials for month ending October 31, 2018 and presented the following summary. Motion was seconded by Director Norberg and motion carried unanimously.
Financial Statements for October 2018 Summary:
 - a. Operating Account Balance \$123,048.21
 - b. Money Market Account at Seacoast \$25,554.94
 - c. CD with Alliance Bank \$75,126.37
 - d. Year to Date net income is \$28,552.39
 - e. No Comments on any large non-recurring expenditures or unusual bills were noted

X. Upcoming events and Future Agenda Items

The Board expects to receive the first draft of the Restated CC&Rs and Bylaws from Hughes, Gill attorney's office by December 18 for review.
Executive Session scheduled for December 4, 2108.

XI. Next Open Board Meeting: January 23, 2019 7:30 PM at the Palmer Room at Hiddenbrooke Golf Club

XII. Adjournment: Board adjourned meeting at 7:18 P.M.

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Ratified by HPOA Board Member Date