



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

Thursday, June 20, 2019— 7:30 PM or immediately after the Annual Membership Meeting  
Hiddenbrooke Golf Club – Brookside Room

- I. **Open Session:** Call to Order 8:57 PM by Chris Brittle
- II. **Attendance/Introductions**
  - A. **Present Current Board Members:** Chris Brittle, Dustin Bertolucci, Tim Moore, James Campagna and Allan Yeap
  - B. **Absent Board Members:** Jagdip Singh, Mike A. Nisperos Jr.
  - C. **OMNI Community Management:** Tonya Kalvass – Community Manager and Pam Halseth – Administrative Assistant
- III. **Organize Officer Positions:** Director Moore motioned to elect the following officers, Director Yeap seconded the motion and the motion carried unanimously.
  - A. President – Jagdip Singh
  - B. Vice President – Chris Brittle
  - C. Treasurer – Dustin Bertolucci
  - D. Secretary – Mike Nisperos
  - E. Members at Large – Tim Moore, James Campagna and Allan Yeap
- IV. **Report from Executive Session meeting:** Due to Annual Meeting, no Executive Session meeting was held in June.
- V. **Open Forum:** No owners stayed for the Open Meeting after Annual Membership Meeting.
- VI. **New Business:**
  - A. The Board reviewed the CPA Engagement for the Financial Review and tax services. Director Brittle motioned to approve the expenses as budgeted and proposed, Director Moore seconded the motion and the motion carried.
- VII. **Old Business:**
  - A. The Board discussed the Agreement with Allied Universal for the security guards beginning July 1, 2019. This is the last year of a three - year contract; however, the Board can only enter into contracts for one year at a time. Director Brittle motioned to approve the agreement subject to the City's approval of a new Agreement with HPOA to manage the security guards and pay for the guards using HMD funds, as has been the practice in the past. The City Council is now scheduled to take action at their July 9, 2019 City Council Meeting. Director Moore seconded the motion and the motion carried unanimously.
- VIII. **Financial Report:**

- A. The Board reviewed financials for HPOA presented by OMNI. Director Moore motioned to accept the financials for the month ending May 31, 2019 as presented. Motion was seconded by Director Brittle and the motion carried unanimously.

Financial Statements for May 2019 Summary:

- a. Total Operating Accounts Balance \$104,907.36
- b. CD with Alliance Bank \$76,025.47
- c. Year to Date net loss is \$37,198.82
- d. Board commented on large non-recurring expenditures related to legal issues

**IX. Upcoming events and Future Agenda Items:**

There will need to be a major push for the membership to return Ballots to vote on the restated Governing Documents by the July 18 deadline. If enough ballots are not received the voting period will need to be extended.

- X. Next Open Board Meeting:** Thursday, July 18, 2019 at 7:30 PM in the Brookside Room at Hiddenbrooke Golf Club

- XI. Adjournment:** Board adjourned meeting at 9:27 PM.

  
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Ratified by HPOA Board Member      Date      7-18-19