



Hiddenbrooke Property Owners Association, Inc.
Open Board Meeting Minutes

Thursday, November 21, 2019 – 7:30 PM
Hiddenbrooke Golf Club – Brookside Room

- I. **Open Session:** Call to Order 7:38 PM by Board President Jagdip Singh
- II. **Attendance/Introductions**
 - A. **Present Board Members:** Jagdip Singh – President, Chris Brittle – Vice President, Mike A. Nisperos Jr – Secretary, Allan Yeap, Tim Moore and James Campagna – Members at Large
 - B. **Absent Board Members:** Dustin Bertolucci - Treasurer
 - C. **OMNI Community Management:** Tonya Kalvass – Community Manager
 - D. **Committee Chairs and Guests:** Ed Medina (Welcome Center Manager), and Birgit Rickert (HMD Chair)
- III. **Open Forum:** Members present commented on parking issues, and street signs that need to be replaced.
- IV. **Open Meeting Minutes:** Director Singh motioned to approve the meeting Minutes for the Board of Directors Meetings on October 17, 2019 as presented. Director Brittle seconded the motion and the motion carried.
- V. **Committee Reports:**
 - A. **Hiddenbrooke Architectural Review Committee (HARC)** – Chairperson, Marcelline Mahern was not present but Committee Minutes from the last meeting were included in the meeting packet for review. Director Brittle motioned to allow the owner of 1749 Durrow Court to subdivide the lot which will result in an additional lot for HPOA. Director Moore seconded the motion and the motion carried.
 - B. **Welcome Center** – Chairperson, Ed Medina, was present and mentioned the continuing speeding issue and the dead deer due to a speeder.
 - C. **Hiddenbrooke Maintenance District Advisory Committee (HMD)** – Birgit Rickert provided verbal report to the Board. She reported the landscape company will be replacing newly planted landscape under warranty and will begin checking the irrigation City personnel problems have delayed projects, but HMD is continuing to add pressure to get resolutions.
- VI. **Old Business**
 - A. General Notice distribution options were discussed, and topic was tabled.
 - B. The Board reviewed the enforcement policy and schedule of penalties as proposed. The Board unanimously agreed to revise the policy and send out to the members for review once the general notice distribution method is established.
- VII. **Financial Report:**
 - A. Review Treasures Report provided by OMNI Community Management as of October 31, 2019: Presented by T. Kalvass – OMNI. Director Singh motioned to accept the financials as summarized below; Director Brittle seconded the motion and the motion carried unanimously.

- Operating accounts had a total balance of \$93,928.52, all of which is in the Alliance Bank Operating account
 - Accounts Receivable totals \$136,263.53
 - Total YTD net income is \$43,869.18
1. Comments on any large non-recurring expenditures or unusual bills. The Board reported there were no current large non-recurring expenditures. Legal services expense is high due to a collection account case and the Association expects to recover some of the costs.
 2. Summary of Accounts Receivable – There are 200 accounts that are over 90 days delinquent.

VIII. Report from Closed Session –

- A. The Board approved the minutes from the previous Executive Session Meeting.
- B. The Board discussed legal costs and agreed on the final payment to be sent to Hughes Gill for the Governing Document revisions.
- C. The Board agreed to terminate services with Hughes Gill and approved a fee agreement and engagement of services with Berding, Weil Attorneys at Law.
- D. The Board reviewed the fine consideration log, assessed fines for non-compliance as summarized below:

A. Member Discipline: Hearings & Fines from 11/21/19– Tonya Kalvass

Meet & Confer hearings conducted	5
Fines assessed at 11/21/19 meeting	23
Homes in collection – Pro Solutions	2
Homes with Small Claims Court Actions – Allied Trustee	8
Judgments received since last Board Meeting	1

A. CC&Rs Violation Summary 10/17/19 – 11/21/19 - OMNI

Number of Fine letters sent	18
Number of violations on hold (New/Old)	4
Number of violations which were resolved	25
Recommended for fine (Closed Session Hearing)	32
Courtesy Notices sent	103
Next Verification Drive – night drive for lighting	12/11/19
Next Site inspection drive for compliance	12/31/19

IX. Upcoming Events and Future Agenda Items:

Next Open Board Meeting is scheduled for Wednesday, January 15, 2020 at 7:30 PM in the Brookside Room at Hiddenbrooke Golf Club

- X. **Adjournment:** The Board unanimously agreed to adjourn the meeting. at 8:30 PM.

 1/15/2020
 Ratified by HPOA Board Member Date