



**Hiddenbrooke Property Owners Association, Inc.  
Annual Meeting Minutes  
June 18, 2008 – 7:45 PM**

1. **Call to order:** The HPOA Annual meeting was called to order at 7:55 PM by Joyce Estes, President.
2. **Quorum Verification:** Bob Hopton noted that a Quorum was present.
3. **Introductions:** Joyce Estes introduced the Board and Committee members.

**Board 2007-2008**

President	Joyce Estes	Present
Vice Pres.	Fred Self	Present
Secretary	Margarita Fernandez	Absent
Treasurer	Laura Kazaglis	Present
Director	David Elias	Absent
Director	Ian Forsyth	Present
Director	Angelo Lamola	Absent

**Committee Chairs**

Pricilla Silvey	Nominating
Vicki Idlor	Election Count (Bob Hopton substitute)
Dave Caldwell	CC&R Manager and Verifications
David Elias	Hiddenbrooke Architectural Review Committee
Jamie Clark	Landscape Approvals
Kim Dowdall	15 Day Notice to Correct CC&R Violations & Admin. Asst. to Board

**Financial Management--Valley Management Services, Desiree Conley**

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4. **Nominations for 2008-2010 Directors**—Pricilla Silvey discussed the process the nominating committee used to search out and meet with potential candidates.

As proposed by Nominating Committee:	Pricilla Silvey, Regina Lau, Nancy Foo, and Paul Norberg. Bob Kile is an advisor.
Candidates on ballot:	Chris Brittle — Joyce Estes — Kathy Wildermuth
Nominations from owners:	None
Motion to close nominations:	Motion approved
Nominated Board members were:	Chris Brittle, Joyce Estes and Kathy Wildermuth

5. **Election-Uncontested** so voice vote to confirm the nominees was held and it was unanimous.

**6. President--Annual Update**

Joyce Estes discussed Financial Information with regards to HPOA. Included on the back side of the meeting agenda was the Balance Sheet, Income Statement and Annual Budget.

Joyce Estes also discussed the situation with regards to Hiddenbrooke homes in foreclosure and the lack of yard maintenance on these properties. There were questions regarding the estimated number of homes in foreclosure.

The HPOA has hired an Assistant Manager to help with HPOA duties. Joyce Estes explained the new 15 Day Notice to Correct CC&R Violations, which the Assistant Manager is working on. This program gives owners whose landscaping is in violation of the CC&R's 15 days to correct. After that point HPOA hires a landscaper to cut lawns and weed. The owner is billed for the service. The response to this program has been great even with bank owned homes once a contact person for the property is found. Initially, the notices were given to properties in violation on Bennington Drive and Olivewood Lane. The next area that notices will be given is the Orchards and the Knolls. This program will continue up to the point that HPOA has spent \$1000.00 and then it will be reassessed.

There was a question regarding how HPOA deals with homes that need maintenance that are also within their own HOA. Joyce Estes explained HPOA's policy of going to the HOA first if there are complaints and if there is no response that HPOA has an email address where complaints can be made. Bob Schussel asked if HPOA could post information in Neighbors so people can complain. The response was that that is what the email address is for which is posted in Neighbors, but if someone does not have access to email they can call Dave Caldwell who is the CC&R Violation Manager. There was a question as to what the process was if someone is living in the home. Joyce said that the process is the same, email the complaint to the CC&R-complaint@hiddenbrookeonline.org and Dave and his Committee will look into it.

HARC Policies & Disclosures-See handout now on web site. Joyce Estes discussed HARC Policies. Dave Egan has been asked to consult on custom homes since David Elias is the only other person on HARC with an architectural license. Dave Egan has agreed to help in a limited fashion. There were questions regarding HARC fees.

Joyce Estes discussed Neighbors and advertising costs. Neighbors is now offering a commission on ads that can be brought in. She also discussed HPOA's costs to HCA for the Newsletter. Additionally, it was noted that the trash program for the overpass was running low on funds.

Committee Openings: Joyce Estes stated that HPOA still has openings for Nominating Committee, Verification Committee, and 15 Day Notice.

- 7. **HARC Comments:** Jamie Clark discussed HARC meetings and fees.
- 8. **Report of Election Count:** Bob Hopton. There were 148 proxies, 14 hand and 162 ballots.

**9. Questions From Hiddenbrooke Owners**

Bob Schussel had several questions for the Board re Minutes being posted to the website, applications to HARC for new custom homes, the relationship with the City of Vallejo Planning Department, conflicts within HARC members who have an interest in custom homes, foreclosure homes and HPOA focus on informing the Community about CC&R rules. These questions were answered by Joyce Estes and other members of the community. Also, Mr. Schussel was directed to [www.hiddenbrookeonline.org](http://www.hiddenbrookeonline.org) where Minutes, CC&R's and other Hiddenbrooke information can be found.

**10. Adjourn – Meeting Adjourned.**