

Hiddenbrooke Property Owners Association, Inc.
Annual Meeting Minutes
June 21, 2011 – 8:00 PM

1. Welcome Introductions: President Chris Brittle welcomed members to the meeting and introduced the Board members present:

Chris Brittle, President
Kathy Wildermuth, Vice President
Maria Andrews, Secretary
Ian Forsyth, Treasurer
Heather Scott

He also thanked Board members who had served during the past year and who have left the Board: Jason Alabanza, Eli Cronbach, and Doug Eeten

2. Opening Remarks: Chris Brittle stated that the Board had been busy this past year and had undertaken a number of new initiatives, such as Managing the Welcome Center and oversight for the Hiddenbrooke Maintenance District Advisory Committee (HMDAC). Enforcement of the CC&R's continued to be the main focus, but he also mentioned some other highlights, such as installation of a new Message Board, publication of three issues of the community newsletter. He also referred members in attendance to the "Highlights" section of the handout which showed a number of other activities and accomplishments made by the Board over the past year, some of which will be discussed in more detail later on.

3. Determination of a Quorum – Vicki Idlor, Election Chairperson, confirmed that there was a quorum of voters for the election (100 members are needed for a quorum).

4. Election of 2010-2012 Directors: Chris Brittle announced the candidates for the 2010-2012 term:

- Maria Andrews
- Richard Audette
- Ian Forsyth
- Kevin Smith

As there were no nominations from floor, a motion to close nominations was *moved, seconded and carried*. The new Board members were thereby elected.

5. Reports from Board and Committee Chairs

- **Treasurer.** Ian Forsyth, HPOA Treasurer, reviewed the individual budget line items for next year and provided additional explanatory information on each. There were questions from the floor concerning insurance costs, the projected amount of the

reserve at the end of this year, and the assumed costs for bad debts, which the Board answered.

- **Welcome Center.** Richard Tirrell, Welcome Center Manager, reported that the HPOA Board had selected All Phase to continue into a new 3 year contract to provide unarmed security guard serviin roadway due to dry rot in the posts.
- **Hiddenbrooke Maintenance District Advisory Committee.** Mike Baldwin, Chair, discussed the role of the HMD Advisory Committee, some of the projects the Committee had completed this year (such as the installation of new benches in three locations in Hiddenbrooke), the good news on the proposed HMD budget which has reduced City overhead costs this year, thereby enabling the homeowner assessments to remain at last year's level, and the selection of the new landscape contractor, Coast Landscaping, who will replace D&H and start work in July. Additionally there is a new City Landscape Inspector assigned to Hiddenbrooke, James Olson. With the new contractor and HMD Inspector the Committee anticipates some more oversight of landscaping will likely be needed in the initial phases of work. Mike stated that the committee would welcome additional volunteers to report on landscaping problems within Hiddenbrooke.
- **Hiddenbrooke Improvement District Advisory Committee.** Byrne Conley, Chair of the Hiddenbrooke Improvement District Advisory Committee (HID AC) discussed the history of the HID bond, the uses of the bond, and the reduced bond levy on Hiddenbrooke property taxes that was acted on by the City of Vallejo last year. He explained that some homes do not pay HID taxes because developers had contributed the money and built the cost into the home; also some homeowners had prepaid the cost, so that not everyone in Hiddenbrooke has an equal tax bill. For the average house, the reduction was about 25% or \$500 last year. This year the HIDAC has sent a letter to the City requesting another reduction, since there is no need to accumulate a further surplus in the bond, which is currently occurring. Members of the HIDAC met with the City on June 8 and learned that the City was favorable to granting another tax reduction this year, but was also suggesting using the built up surplus for various projects in Hiddenbrooke, such as LED street lighting, St John's Mine Rd erosion repairs and one project Hiddenbrooke had suggested (solar powered radar speed signs). The City also proposed creating a reserve for future pavement repairs. The Committee intends to comment on the City's project proposals in a subsequent letter.
- **CC&R's.** Dave Caldwell, CC&R Manager, reported on the various enforcement activities conducted over the past year: Courtesy letters sent-292; Final Letters sent-110; Violations Resolved-295; Emails sent/responded to-1066; Phone calls-73; 15 Day Program Notices posted-15; Foreclosed homes maintained by Michael Moore landscaper-9.
- **HARC.** Jamie Clark, Chair of HARC, reported that the year had been very busy with landscape plan reviews. Also there were a number of Cease and Desist letters sent to homes that had not received HARC approval for their construction/landscape projects. HARC is looking for one additional member and Jamie encouraged people in attendance

to consider applying. She noted that some familiarity with architectural/landscaping design would be helpful but is not essential,

- 6. Questions/Discussion.** Due to the lateness of the hour, Chris Brittle encouraged anyone with questions to come up to the Board after the meeting and a Board member will endeavor to answer them.
- 7. Final Vote Count.** Vicki Idlor, Election Chairperson, reported that there were 138 valid votes cast for the Board of Directors Election.
- 8. Adjournment.** A motion was made, seconded, and approved to adjourn the meeting at 9:04 pm

***The Minutes of the meeting were approved by the Board of Directors
on July 28, 2011.***

A signed certified copy of the Minutes is on file.
