



**Hiddenbrooke Property Owners Association, Inc.  
Board of Directors – Minutes  
January 18, 2006**

1. **Call to order (Hiddenbrooke Library):** Fred Self, President  
The meeting was called to order by Fred Self at 7:07 pm. Joyce Estes agreed to assist Joe Maionchi in taking minutes since he was attending by speaker phone.
2. **Attendance/introductions:**
  - a. Board Members present: Mark Anthony, Dan Cruz, David Elias, Pam Hargrove, John Jackson, Joe Maionchi via speaker phone and Fred Self
  - b. Board Members Absent: None
  - c. Residents: Paul Norberg (HCA President), Joyce Estes, Bob Kile and Jerry Lane
  - d. Invited Guests: Les Ellis, Ellis Insurance Associated
3. **Minutes** of the December 21, 2005 Board Meeting were approved as submitted. Motion by Fred Self, second by Joe Maionchi. Passed unanimously.
4. **Officer Reports**
  - a. President Fred Self –Introduced Less Ellis who's report is below
  - b. Vice President Mark Anthony – No report
  - c. Secretary Joe Maionchi – Reported that he has access to the web site and will start to update it. He also reported on the conference room at the Hiddenbrooke Plaza. Paul Norberg and Joyce Estes added their comments and Paul agreed to work on a letter of understanding with Pembroke Realty once they were open.
  - d. Treasurer Pam Hargrove – No report
5. **Committee Reports**
  - a. HARC – David Elias, Director and Member of HARC discussed some of the issues that HARC has to deal with.
    1. Management Company Selection – Fred Self gave a report on the final proposals from the management companies. David Elias, who hadn't attended the prior meetings felt that we could get these services for less money by using someone in the community. Joyce and Paul felt that we needed a management company. Mark Anthony moved we approved Collins Management as our choice management company and authorize Fred Self and Joyce Estes to work out the details of the agreement. Motion seconded by Pam Hargrove. All Board members voted to approve except Joe Maionchi abstained because he couldn't read Fred's summary.
  - b. Neighbors – Joyce Estes reported that Neighbors will be coming out February 1st.

## 6. Old Business

- a. Articles of Incorporation Follow-up Status – Fred Self reported that the Articles of Incorporation were recorded by the Secretary of State on December 16, 2005. Our Secretary of State number is C2847753. Joyce reported that Byrne Conley will follow up to see where our copies of the recorded documents are.
- b. Formal letter to Triad to request that CC&Rs be recorded—Follow-up Status  
David Elias cautioned us on assuming all the responsibilities that might be attached to our taking over the CC&Rs. After a long discussion, it was decided that our Board needs some kind of agreement with Triad where we, the HPOA, only accept responsibility for homes which come before the HARC after recording the First Amended CC&RS and that Triad remain responsible for completion of all developer projects including the Orchards, Summit and the Grove (Phase III). Joyce agreed to draft an outline to be given to Byrne Conley for adding legal issues. The document will go to Triad for review. Once we receive a draft of what Triad will agree to, the Board can decide if it need further review. When we have a signed agreement, we would then provide Triad with signed and notarized copies of the CC&Rs for recording.
- c. Insurance application report– John Jackson moved that that we approve the quote from Les Ellis with CNA Insurance for our Directors and Officers Insurance with a premium \$5,941. This is for \$2 million of insurance with retention of \$10,000 if they settle a case and we lose. Pamela Hargrove seconded the motion. All Board members voted to approve the motion.
- d. Miscellaneous Organization issues - Continued from December 21, 2005:
  - (1) HPOA Mailing Address will be 8223 Bennington Court, PMB # [REDACTED], Vallejo, CA 94591  
HARC Mailing Address will be 1095 Hiddenbrooke Parkway, Vallejo, CA 94591
  - (2) Application for Employer Identification Number — Joyce has applied for the number.
  - (3) Bank Account, require two signers on each check.
  - (4) Discussion of annual assessment (dues).
  - (5) Discussion of Committees to be set
    - (a) Procedures and Protocols for CC&R Enforcement Committee—Volunteers to date include Angelo Lamola and Vicki Idlor. Tabled for next meeting.
    - (b) Nominating Committee for 2006/2007 HPOA Director Candidates – The board heard a presentation from Bob Kile on how Priscilla Silvey, Regina Lau and Bob helped HCA last year with their Board recruiting. (Note in the HCA article in the February issue of Neighbors Priscilla has agreed to chair the Nominating Committees for both HCA and HPOA and Bob and Regina have agreed to help. This was not communicated in his report.)

**7. New Business**

- a. Vote on date change for February meeting. All Board members could attend on February 22, 2005 so that will be the next Board meeting.
- b. Consumer Price Index dues increase for 2006-2007 was tabled until the next meeting.

**8. Community Forum -- None**

*Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of HPOA may speak now. Each speaker should state his /her name, and address for the record. Each speaker is limited to three minutes. Secretary will track the time.*

9. **Next meeting date:** 7 PM, February 22, 2006 at a place to be determined.

10. **Adjourned at 9:07 pm.**