



Hiddenbrooke Property Owners Association, Inc.
Board of Directors – Minutes
Call 707 644-0922 for Location
Thursday, January 24, 2008 Time: 6:30 PM
(Board will adjourn to CC&R Violation Hearing-Closed Session as needed.)

1. **Call to order:** The meeting was called to order by Joyce Estes, President at 7:00 PM at 2408 Waterfall Way. A Quorum was present.
2. **Attendance/Introductions:**
 - a. Board Members present: Joyce Estes, Laura Kazaglis, Fred Self and Margarita Fernandez
 - b. Board Members Absent:, David Elias, Ian Forsyth and Angelo Lamola
 - c. Advisory Board:
 - d. Assistant Manager: OPEN
 - e. Financial Management: Desiree Conley, Valley Management Services
 - f. Guests: Kim Dowdall and Dave Caldwell
3. **Approve Minutes:** The voted to approve the Board Meeting Minutes of December 6, 2008.
4. **Consent Calendar and Approval of Agenda:** Approved

All matters are approved under one motion unless requested to be removed for discussion by a Board Member. Any item discussed separately will be voted separately.

a. Bills to be approved for payment:

Payee	Description	Amount
Valley Management Services	January 2008 Services \$1,500' Invoices Fees \$268.91	1,768.91
Dave Caldwell	No December Bill	--
Don Burns	Remove Portable Basketball Goal after cited by Code Enforcement	45.00
Jamie Clark	Landscape Approvals to 1/22/08 And ink cartridge \$151.38 (no more)	632.38
Total Bills Approved		\$2,446.29

- b. **Correspondence Received:** None
- c. **Votes Conducted by Email:** None

5. **Officer's Reports**

- a. President Joyce Estes
- b. Vice President Fred Self
- c. Secretary Margarita Fernandez
- d. Treasurer Laura Kazaglis

6. **Management Company** – Desire Conley. Discussed CD Rates and options for HPOA.

- a. **Financial Report** –
- b. **Certificates of Deposit**–Total \$45,000.
- c. **Management Report** – Desiree (see handout)

7. **Committee Reports:**

- a. **HARC** – David Elias – by Joyce Estes
 - 1) Meeting January 17, 2008
 - 2) HARC Policies & Disclosures with Cement Policy Included still needs paragraph on custom homes. David Elias has agreed to write this.

Motion Postponed: Move to approve the HARC Policies and Disclosures as approved by HARC which are attached.

- 3) CC&R Manager/Verification Committee – Verification Drive was done on January 18, 2008. Dave Caldwell noted that many lawns look bad and need fertilizer. He also discussed homes in need of paint. Joyce Estes noted that David Elias mentioned a painter that may give a group deal to homeowners.
- b. **Neighbors** – Feb issue has gone to print. 50 homes were cut for bank owned or duplicate owner properties. Updated mailing list provided to HCA for non-residents.
- c. **Web Site** – Updated as needed.

8. **Old Business**

- a. **Foreclosure Update:** The Board discussed current foreclosures in Hiddenbrooke and went over updated list compiled by Joyce Estes. Discussion was given to yard maintenance of these properties.

9. **New Business**

- a. **Assessment for 2008-2009.** Maximum increase is to \$55.

Motion Approved: To approve the assessment for 2008-2009 at \$55.00.

- b. **Nominating Committee.** Board Members whose terms expire: Joyce Estes, Angelo Lamola, Fred Self. Joyce Estes as agreed to be a candidate. Fred Self and Angelo Lamola will not run for the next term.
- c. **Assistant Manager** Position has been advertised on HB-News.

Motion Approved: To appoint Kim Dowdall-Johnston dba KD Logistics for period ending August 31, 2009.

- d. **HPOA Attorney:** Joyce Estes researched several firms to represent HPOA on issues. She stated that Beth Grimm came with the best references and was willing to work with HPOA.

Motion Approved: To appoint **Beth Grimm**, PLC, Pleasant Hill as our attorney. Hourly rate \$290. Joyce Estes authorized to give her formation documents.

CC&Rs – Recording Transfer Fee Requirement. Joyce Estes discussed the new regulations regarding charging a fee for title transfers. It was agreed that this would be discussed with the new attorney.

- e. **Properties Not being Maintained:** The Board discussed properties that were not being maintained that were in foreclosure. Discussion was given to ideas for getting and keeping them maintained. The Board discussed whether HPOA should fund some maintenance, should neighbors be involved, ways to contact banks, etc.
- d. **Code Enforcement** – On December 11, 2007, Vallejo City Council agenda included a motion to approve Weed Abatement Fees to be recorded against the following properties:

Preston. Damon	182-173-05	\$2,261.00
Briones, Leopoldo & Elosia	182-173-24	\$1,260.00
Ramish, Kaled	182-232-05-06	\$3,591.00

10. **Community Forum** -- *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.*
11. **Next Meeting Date:** February 28, 2008
12. **Adjourn**

Hiddenbrooke Property Owners Association, Inc.
CC&R Violations—CLOSED SESSION
Minutes
Thursday, January 24, 2008 - Time As needed.

1. **Call to order:** Closed session was called to order at 7:55 PM by Joyce Estes, President
2. **Attendance:**
 - a. Board Members present: Joyce Estes, Laura Kazaglis, Fred Self and Margarita Fernandez
 - b. Board Members Absent: David Elias, Ian Forsyth, Angelo Lamola
 - c. Advisory Board:
 - d. Assistant Manager: Open
 - e. Management Company: Desiree Conley
3. **Fines: Proposed, Stopped, Continued:**
 - a. **Fines Presented to Board Per Schedule.** The Board voted to continue the fine on one property for red bark and white rock.
4. **Adjourn**