



**Hiddenbrooke Property Owners Association, Inc.
Board of Directors – Minutes
February 22, 2006**

1. **Call to order** : Fred Self, President
The meeting was called to order by Fred Self at 7:05 pm at 2418 Rush Creek Place
2. **Attendance/introductions**
 - a. Board Members present: Pam Hargrove, John Jackson, Joe Maionchi and Fred Self
 - b. Board Members Absent: Dan Cruz, David Elias
 - c. Residents: Paul Norberg (HCA President), Joyce Estes
 - d. Guests: Bob Paedon, Pricilla Silvey and Jerry Lane
3. **Approval of Minutes of January 18, 2006**
4. **Officer Reports - None**
5. **Committee Reports**
 - a. HARC – February Meeting – Joyce attended the February meeting where the Perez custom home was very near to receiving the final HARC approval.
 - b. Management Company contract – Fred Self discussed the contract with Paul Collins. Paul has agreed to a base price of \$2,412 per month (\$2 per unit) and will attend extra meeting not to exceed two hours in duration for \$200. There will be a \$2 per unit set up fee.
 - c. Neighbors – Joyce reported the next deadline is March 15, 2006.
 - d. Web Site – Joyce reported that <http://www.HiddenbrookeOnline.org> is under construction and should be completed by the end of April. HCA, HMD and HPOA will each have a section. HCA has agreed to pay the monthly bill from the ISP, Net Wizards for approximately \$20 per month.
6. **Old Business**
 - a. Agreement with Triad re Transfer to Responsibilities—Fred reported on our meeting with Dave Egan on Feb. 20th. Triad is waiting for a response from their attorney concerning the final steps before recording the CC&Rs.
 - b. Formal letter to Triad to request that CC&Rs be recorded—We discussed the need to send a formal letter to Triad to try and speed up the recording of the CC&Rs.

c. Miscellaneous Organization issues

- (1) HPOA Mailing Address will be 8223 Bennington Court, PMB #253, Vallejo, CA 94591 (Persons authorized to pickup mail: Pamela Hargrove, John Jackson, and Fred Self.) Pamela will receive an email when there is mail to pickup. Paid through 7/31/06
Estes sent change of address sent to: Ellis Insurance, Collins Management and IRS.
Sec. of State will be done on Information Statement.

HARC Mailing Address will remain 1095 Hiddenbrooke Parkway, Vallejo, CA 94591

- (2) Application for Federal Employer Identification Number—Joyce
64-1498318 issued by IRS on January 30, 2006. Copy placed in permanent file and sent via email to each Board member who should have printed it for their binder. It will also be on the web site.
- (3) Discussion of Committees to be set -- We still need to appoint a committee to deal with Procedures and Protocols for CC&R Enforcement Committee.

7. **New Business**

- a. Vice President Mark Anthony has resigned from his office and from the Board do to continuing demands of his job. On motion by Pam Hargrove and second by John Jackson, the unanimously agreed to accept his resignation.
- b. Board Vacancy for term ending June 30, 2007. It was suggested that we appoint Bob Paedon from the Heights to complete Anthony's term. Bob has previously served on the Glen Cove Community Association Board and is a management consultant. The Board agreed unanimously to appoint Bob Paedon to the Board and elected him Vice President.
- c. Selection on date change for March meeting. The Board changed the meeting date for the March meeting if needed to March 15th at 7 pm at the home of Bob Paedon, 2557 Shade Tree Lane. (This meeting was subsequently cancelled due to lack of business.)
- d. Selection of Annual Meeting date and time. HCA has graciously offered to allow us to host our annual meeting after their meeting is completed. The Board confirmed that the annual meeting will be held on Wednesday, June 21st at 7 pm and a notice will go in the April and June editions of Neighbors.
- e. Nominations – Pricilla Silvey discussed meeting with the current Board members to determine the needs of the Board for the 2006-2007 year. The meeting was schedule for March 23rd. Joe, Bob, John and Joyce agreed to attend the 2006 HPOA Strategic Planning Meeting which will be led by Pricilla and Bob Kile.
- f. Application for Non Profit Status with Franchise Tax Board – Joyce reported the application is drafted and waiting for recorded CC&Rs which need to be attached.
- g. Appointment of Advisory Committee. The unanimously agreed to appoint the following owners to the HPOA Advisory Committee: Joyce Estes, Paul Norberg, Allen Wildermuth and Byrne Conley. The Advisory Committee will assist the Board with organizational issues.

h. Statement of Information, Secretary of State, Form SI-100 due 90 days from recording articles of incorporation (12/16/05) and biennially thereafter so due early March and then next filing is December 16, 2007. Fee \$20.

i. Ballots: Paul Norberg transferred the ballots for the CC&R Vote which was certified on November 19th to Fred Self. The keys are now held by Joe Maionchi and Bob Schussel.

8. Community Forum – No request.

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, March 12, 2006 (Subsequently cancelled.)

10. Adjourned at 9:15 pm.

Respectfully submitted,

Joe Maionchi