



Minutes
Open Session

Hiddenbrooke Property Owners Association, Inc.
Board of Directors Meeting
Wednesday, September 21, 2016 – 7:30 PM

Garden Room – Hiddenbrooke Golf Club

1) **Open Session:** Call to Order 7:30 PM – Jennifer Pollard, President

2) **Attendance/Introductions**

- A. **Board Members:** Jennifer Pollard, Kara Crockett, Maria Andrews & Allen Wildermuth
- B. **Service Providers:** Elizabeth Mathern (Administrative Assistant) & Bret Andrews (CC&Rs Manager)
- C. **Invited Committee Chairs and Guests:** None in attendance

3) **Report from Closed Session—Summary Only**

A. **Member Discipline:** Hearings & Fines – Maria Andrews

Meet & Confer hearings conducted	2
Reimbursable assessments levied	0
New fines assessed	4
Homes in collection – Pro Solutions	2
Homes with Small Claims Court Actions	12
Judgments received since last Board Meeting	0

4) **Minutes:** Motion: Approve minutes of Board of Directors Meeting on August 17, 2016 as submitted.

5) Community Forum

- Resident on Overlook/Masters requested the Board post Vote information in the Newsletter and requested information on possibility of having a group door to door flyer to spread vote information out to residents. This would help get the word out to those not on NextDoor or the Yahoo newsgroup.
- Jeff Perry new Hiddenbrooke Golf Course General Manager introduced himself. He hired a Community Relations Director this week and they are getting to know the community and course. They are working on getting new access card numbers for RAP program participants. He appreciates all feedback and announce new Wednesday Night Pasts meals. The pool will also remain open through October and then close.

6) Consent Calendar: Approval of Agenda, Bills for Payment and Business Conducted Since Last Meeting:

Motion: Approve Open Agenda as submitted

Motion: Approve bills for payment as submitted by Financial Manager totaling \$13,235.54 (Attach list to agenda when available.)

7) CC&Rs Violation Summary: Bret Andrews and Maria Andrews

A. CC&Rs Violation Summary:

Number of letters sent	263
Number of violations on hold	40
Number of violations which were resolved	92
Recommended for fine (Closed Session Hearing)	14
Emails answered/sent	325
Phone calls	127
Next Verification Drive	TBD

8) Financial Report- Ian Forsyth

- Financial Statements for July 20, 2016
 - a. Checking Account Balance \$55,950.77
 - b. Money Market Accounts and Certificates of Deposit \$123,830.90
 - c. Comments on any large non recurring expenditures or unusual bills – No petty standard expenses total in account \$179,781.67

9) New Business

- New Management Co.
Allen W. gave a report on progress to find new management company. No decisions yet.
- New Board Position Open

- The Board is currently down 2 positions and soliciting new members.
- **Candidates Night**
9/29/16 6pm Club Dining Room – 6 of the 8 Candidates have conformed attendance. The Board will host small bites and there will be an open bar.

10) **Committee Reports:** *All reports are considered informational and no action needs to be taken by the Board unless requested by a Board member or a motion is shown.*

- A. **Welcome Center:** Ed Medina
Defibrillator battery needs replacement
- B. **Hiddenbrooke Maintenance District Advisory Committee:** Jen
 - 9/25 Median work postponed to 10/11 – Waterfall repairs took precedence.
 - Working on Street signs.
 - LandCare is working on final Waterfall repairs and median work.
- C. **Hiddenbrooke Architectural Review Committee:** Ian
 - HARC House Painting – Homeowner's that are painting same color scheme do not need to apply to HARC and pay application fee. For different color scheme, Homeowners will have to submit samples and complete an application.
- D. **Resident Access Program:** Allen/Kara
We have a new Manager by the name of Jeff Perry. Please be sure to welcome him to community.
- E. **Hiddenbrooke Social Committees:**
 - Welcome Baskets – Maria – Baskets are being delivered every month to new homeowners.
 - Family Events – Awaiting a date for a new family event
 - Cocktail Party – Last 2016 social held 10/1/16
- F. **HID**
 - No change since June Annual Meeting

11) **Old Business**

1. **Candidates Night:** Allen Wildermuth
City Council candidate's night request to board to fund expenses for the room with the club, total outlay expected to be \$100 for room rental and snacks.
2. **Articles of Inc.:** Ian Forsyth
3. **Election Update / Allen Wildermuth** – we are still in need of ballots. Sign by Welcome Center will be updated with information.

12) **Upcoming Events and Future Agenda Items:**

- Garage Sale – Saturday, October 8th - Information is posted on NextDoor
- Social Party- October 1st

13) **Next Meeting:** October 19, 2016

14) **Adjournment:** 8:16pm

15) **Attachments:** none