



Minutes

Open Session

**Hiddenbrooke Property Owners Association, Inc.
Board of Directors Meeting
Wednesday, March 16, 2016 – 7:30 PM**

Garden Room – Hiddenbrooke Golf Club

1) **Open Session:** Call to Order 7:42 PM – Jennifer Pollard, President

2) **Attendance/Introductions**

- A. **Board Members:** Jennifer Pollard, Nancy Berke, Ian Forsyth, Maria Andrews (*absent*), Allen Wildermuth, Aya Aly
- B. **Service Providers:** *None present*
- C. **Invited Committee Chairs and Guests** *None present*

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

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

Meet & Confer hearings conducted	1
Reimbursable assessments levied	0
New fines assessed	0
Homes in collection – Pro Solutions	3
Homes with Small Claims Court Actions	21
Judgments received since last Board Meeting	3

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

5) **Community Forum:**

2016 Garage sale chair spoke about setting a date. She will submit three dates for approval.

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

Motion: Approve Open Agenda as submitted *Approved*

Motion: Approve bills for payment as submitted by Financial Manager totaling \$8040.52 (Attach list to agenda when available.)
\$2,541.76 to golf club. \$5,498.76 for HPOA bills. Bill payments approved as submitted

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

A. **CC&Rs Violation Summary:**

Number of letters sent	70
Number of violations on hold	9
Number of violations which were resolved	26
Recommended for fine (Closed Session Hearing)	20
Emails answered/sent	89
Phone calls	39
Next Verification Drive	4/3/16

8) **Financial Report- Ian Forsyth**

1. Financial Statements for February 17, 2016
 - a. Checking Account Balance \$44,496.89
 - b. Checking Account Balance and Money Market \$123,799.80 total: \$168,296.69
 - c. Comments on any large non recurring expenditures or unusual bills

9) **New Business**

1. April Meeting- Quorum? Move Date? April meeting moved to 27th. Approved. Elizabeth to change website. Signboard will be need to put up on appropriate date.
2. Waterfall-Kevin Elliott Had discussion. Item to be tabled for a month.
3. Annual General Meeting - Date will be June 15th at 6:30 for open and general meeting. Closed session meeting to follow. All presentations (2 pages max) to be submitted by 6/1/16. Approved.
4. HPOA to plan and host a candidates night for local elections. (Approved)

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:** Richard Tirrell and Allen Wildermuth. Allen gave report on contract. Richard sent written report, which was read.
- B. **Governmental Affairs:** Chris Brittle Survey has been sent to residents about I-80 exchange.
- C. **Hiddenbrooke Maintenance District Advisory Committee:** Jen Pollard Gave report - working on parkway landscaping.
- D. **Hiddenbrooke Improvement District Advisory Committee:** Ian Forsyth Byrne Conley, chair gave report (included)
- E. **Hiddenbrooke Architectural Review Committee:** Aya Aly Fence stain colors information approved in closed session.
- F. **Hiddenbrooke Social Committee:** Nancy Berke Social committee to meet on March 23, 2016. Next Cocktail party is scheduled for May 21, 2016. Initial

surveys indicate that more family oriented events are desired. Pool party in conjunction with golf course?

11) **Old Business**

1. Resident Access Card: Update- Allen Wildermuth Gave report - going well.
2. Open Board Positions 4 open positions. had discussion.
3. Possible Increase in dues for 2016? Tabled
4. Pac Union - DS resource- Allen Wildermuth discussed
5. Upcoming Elections
6. Statement of Information- Ian Forsythe Discussed. Ian will get quote from attorney on de-annexing the common areas of The Summit, Fairway Villas, Reflections, and The Village. This would include any needed changes to Articles of Incorporation and bylaws. This would take HPOA out of Davis Sterling Act. Would need to be voted on by membership.
7. Traffic & Safety- Aya Aly Working with Ted Davis on upcoming event.

12) **Upcoming Events and Future Agenda Items: Boundless Grace Church sponsored Easter Egg Hunt March 27, 2016**

13) **Next Meeting:** April 27, 2016 at 7:30pm

14) **Adjournment: 9:27**

15) **Attachments**

Letter to City of Vallejo from Byrne Conley, HID Chair.