



MINUTES
Open Session

Hiddenbrooke Property Owners Association, Inc.
Board of Directors Meeting
Wednesday, July 20, 2016 – 7:30 PM

Garden Room – Hiddenbrooke Golf Club

1) **Open Session:** Call to Order 7:36 PM – Jennifer Pollard, President

2) **Attendance/Introductions**

- A. **Board Members:** Jennifer Pollard, Ian Forsyth, Maria Andrews, Allen Wildermuth, Kara Crockett, Richard Sutton, Veneisha Johnson
- 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	1
Homes in collection – Pro Solutions	2
Homes with Small Claims Court Actions	15
Judgments received since last Board Meeting	0

4) **Minutes:** Motion: Approve minutes of Board of Directors Meeting on June 15, 2016 as submitted.

5) **Community Forum:**

- Homeowner from masters expressed concerns over home on Washburn being used as a weekend party house and advertised on line B&B web site
- Homeowner on Overlook inquiring about front entrance waterfall

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 [\\$7363.00](#) (Attach list to agenda when available.) [\\$1,270](#) is RAP payment to [golf course](#)

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

A. CC&Rs Violation Summary:

	May 2016	June 2016
Number of letters sent	165	127
Number of violations on hold	10	10
Number of violations which were resolved	92	71
Recommended for fine (Closed Session Hearing)	16	16
Emails answered/sent	216	263
Phone calls	74	166
Next Verification Drive	07 12,13, 15 2016	TBD

8) Financial Report- Ian Forsyth

1. Financial Statements for May 18 & June 15, 2016 [Total \\$197,119](#)
 - a. [Checking Account Balance \\$73,298](#)
 - b. [Money Market Accounts and Certificates of Deposit \\$123,820](#)
 - c. [Comments on any large non recurring expenditures or unusual bills](#)

9) New Business

1. Thank you to Richard T - [Plaque and wine presented](#)
2. HPOA New Laptop- [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](#) gave report in Ed’s absence

1. [Ed medina](#) has assumed management of the Welcome Center
2. [One camera](#) is broken and in the process of being replaced
3. [New Officers](#)

B. Governmental Affairs: [Chris Brittle-](#) [Richard Tirrell](#) gave report in [Chris’s](#) absence

1. [I-80 Overpass](#) revamping, currently exploring options to share via community forum. There is currently [7 Million](#) in funds for this project and if we don’t use them the city will take funds for other uses

C. Hiddenbrooke Maintenance District Advisory Committee: [Birgit](#)

1. [New landscaping company Land Care](#) to provide maintenance in HB, they are familiar with the community

2. Dead Plants being identified and possibly replaced
 3. Fire breaks have been cut and will continue as needed
 4. Weeding is being done on a regular basis
- D. **Hiddenbrooke Improvement District Advisory Committee:** No Report
- E. **Hiddenbrooke Architectural Review Committee:** No Report
- F. **Resident Access Program:**
1. Marcus is no longer working with the golf course and there are a few interim managers filling in until they fill the position
 2. Propose using HB News to get information out to the community regarding the RAP
 3. Gym Equipment is in bad shape, working with club with the remodel, etc.
- G. **Hiddenbrooke Social Committees:**
1. Welcome Baskets
 2. Family Events
 3. Cocktail Party-
 - a. There is enough funds left over from HCA to have one party Committee will meet to decide on a fall or holiday part
- 11) **Old Business**
1. Candidates Night: Allen Wildermuth
 - Candidate sign ups run from 07/19-08/19
 - Possibly schedule a meet n greet for city council late August. – Hold over to August meeting
 2. Articles of Inc: Ian Forsyth
 3. Election results
 - Will be available at next monthly meeting 08/17
- 12) **Upcoming Events and Future Agenda Items:**
1. National Night Out- August 2nd
 - a. Advertising/registration will be done via the golf course web site
 - b. Food will be provided to those that register
 - c. Richard to get banner from Chris
 2. Garage Sale - September 24th
 - a. Desiree Conley is the chair person for this event
- 13) **Next Meeting:** August 17, 2016
- 14) **Adjournment: 8:24pm**