



Hiddenbrooke Property Owners Association

Board of Directors Executive Session Closed Meeting Agenda
Thursday, August 15, 2019— 6:30 P.M.
Hiddenbrooke Golf Club – Brookside Room
****Closed to membership****

NOTE: This meeting is closed to the membership per Civil Code §4935.

- I. Call to Order
 - II. Approve meeting minutes from previous EX session meetings
 - III. Member Discipline Hearings - Meet and Confer
 - IV. Third Party Contracts – Welcome Center Contracts
 - V. Legal issues
 - VI. Adjournment
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Board of Directors Open Meeting Agenda
Thursday, August 15, 2019 at 7:30 pm
Hiddenbrooke Golf Club Brookside Room

- I. **Call Meeting to Order** – President
 - 1. Verification of Meeting notice/Agenda
 - 2. Establish a quorum - Attendance/Introductions:
 - a. **2019/2020 Board members:** Jagdip Singh – President, Dustin Bertolucci – Treasurer, Mike A. Nisperos Jr. – Secretary, and James Campagna – Member at Large
 - b. **Absent Board members:** Chris Brittle – Vice President and Allan Yeap and Timothy Moore - Members at Large
 - c. **Service Providers:** Tonya Kalvass (Community Manager)
 - d. **Invited Committee Chairs and Guests:** Ed Medina (Welcome Center Manager), Birgit Rickert (HMD Chairperson), Marceline Mahern (HARC Chairperson)
- II. **Open 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 and is limited to three (3) minutes. Secretary will track time.*
- III. **Approval of Minutes** - Review and Approval of July 18, 2019 Open Board Meeting Minutes – *Motion*
- IV. **Board President Report** - Jagdip Singh
- V. **Committee Reports**
 - 1. Committee Member Reports:
 - a. Welcome Center Update – *Ed Medina*



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- b. Hiddenbrooke Architectural Review Committee (HARC) –
Marcelline Mahern
- c. Hiddenbrooke Maintenance District Advisory Committee (HMD)
Birgit Rickert

VI. New Business

- 1. Community Insurance Policy Review

VII. Old Business

- 1. Governing Documents Vote (Restated Articles of Incorporation, Bylaws and CC&Rs) –
Count Ballots if Quorum is met with 407 Ballots or Board vote to extend balloting period
- 2. National Night out – Community event on Tuesday, August 6, 2019
- 3. Create Advisory committee of Past HPOA Board members
- 4. Appoint Liaison to Hiddenbrooke Golf Club

VIII. Financials - Review and accept July 2019 Financials – Motion

- 1. Comments on any large non-recurring expenditures or unusual bills
- 2. Summary of Accounts Receivable - Owner over 30 days delinquent

IX. Report from Closed Sessions 8/15/19 summary

- 1. **Member Discipline: Hearings and Fines** – Tonya Kalvass
 - a. Meet & Confer Hearings Conducted -
 - b. Reimbursable Assessments levied
 - c. New Fines Assessed

X. OMNI Community Management: Report

- a. Compliance notices sent since last meeting
- b. Compliance issues resolved since last meeting

XI. Upcoming Events and Future Agenda Items:

- XII. Adjourn meeting** - Next Open Board Meeting – September 19, 2019 at 7:30 PM