

**-Annual Member Meeting Report-  
What has been going on at HPOA this past year?**

*Dear Members,*

*This years HPOA Annual Meeting will be conducted via Zoom due to the coronavirus. Please take a few minutes to read the summary below of what HPOA has been working on over the past year. Then join the Zoom meeting (information to be provided later) and bring any questions you have for the Board.*

*Thank you and please continue to practice safe health habits to eliminate the virus.  
The Board*

New 5-Member HPOA Board for Next Year

Dustin Bertolucci

Chris Brittle

James Campagna (elected by Acclamation June 2020)

Mike Nisperos

Jag Singh (elected by Acclamation June 2020)

General

New Governing Documents

- approved September 2019
- recorded December 2019
- removed HPOA from State Davis Stirling Act

Hired new Legal Counsel (Berding & Weil)

Security

Conducted bidding process for new Security Guard Contract (every 3 years)

- 6 proposals received; Board selected Allied Universal (current contractor)
- City Council approved new contract (May 2020)

Financial

Adopted new budget; annual assessment for FY 21 is \$85 (due July 1, 2020; late after 30-day grace period)

Updated Billing, Assessment and Collection Policy (June 2020)

Reduced overall printing and mailing costs significantly

Increased number of homeowners signing up for electronic notifications

- Now approximately 600

Lowered insurance cost

Financial Summary as of June 30, 2020

- Operating Account\*: \$114,032.59
- YTD Net Income: -\$14,619.99
- Delinquent Accounts: 113
- Total Accounts Receivable: \$99,104.90
- Accounts in Collection: 11

- Court Judgments Obtained: 1 (\$44,000)

\*Board established a savings goal of \$50,000 for future contingencies (start FY 22)

### CC&R Enforcement

Reviewed CC&R Enforcement procedures (May 2020)

Updated Fees and Monetary Fines (June 2020)

Summary of actions taken\*:

- Number of Community Inspection Drives conducted: 10, Typically OMNI drives the community the first week of every month.
- Number of CC&R violation letters sent: 775
- Number of Hearing Notices sent: 261
- Number of Fines imposed after a Hearing: 176
- Number of violations corrected: 725

\*Enforcement actions suspended in April/May 2020 due to Covid-19

### Hiddenbrooke Architectural Review Committee (Marcelline Mahern, Chair)

Total Applications/Inquiries: 117

- Number of projects approved: 67
- Number of solar approvals: 26
- Custom Home/pending: 1

Types of projects reviewed:

- House painting: 20
- Landscaping plans: 23
- Tree removal/replacement: 14
- Pools: 2
- Solar: 26
- Other (Gazebos, Patios, window/door replacement)

New color palette for homes - developed new, more modern color schemes for Hiddenbrooke homes as suggestions for owners wishing to change colors

- See Hiddenbrooke website for color palette

### Hiddenbrooke Maintenance District Advisory Committee (Birgit Rickert, Chair\*)

The Committee's purpose to advise and help resolve issues with our City-maintained landscaping

- Work got behind this year due to Covid-19 restrictions

Number of Inspection Drives conducted by the Committee: 6

Hiddenbrooke Parkway Re-Landscaping Project

- Phase 1 completed, but some plants need to be replaced
- Phase 2 and 3 combined into one large Capital Improvement Project (CIP) for faster delivery; money available in this year's City budget
- Audit of irrigation system underway as first step
- Current completion date: 2021

Maintenance Projects

- New plants will be installed around Waterfall and opposite side of entrance to screen pump station
- Large Arbor (up from entrance) and lighting will be repaired
- Welcome Center repairs: City will bid out work to repair interior

No change in HMD property tax for next year

\*Birgit has recently resigned; HPOA thanks her for her service. Byrne Conley is temporary Chair

### Communications

Continued to update Hiddenbrooke website with new information

Published online HIDDENBROOKE TIMES newsletter (January 2020)

### Social

Co-sponsored National Night Out with the Golf Club (August 2019)

Organized Graduation Ceremony for 2020 Hiddenbrooke school grads (June 2020)

Welcome Committee (Chris Anthony/Barbara Schwenk) delivered 40 welcome packets to new owners

### City of Vallejo

Requested and received another reduction in HID bond property tax for FY 2021

- Total tax savings for Hiddenbrooke owners to date is over \$3 million

Roundabout project at Interchange: current estimated completion dates is 2024