



Meeting Minutes

Open Session - Approved

Hiddenbrooke Property Owners Association, Inc.

Board of Directors Meeting

Wednesday, February 15, 2017– 7:30 PM

Hiddenbrooke Golf Club – Brookstone Room

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

2) **Attendance/Introductions**

A. **Present Board Members:** Jennifer Pollard, Kara Crockett, Allen Wildermuth and Ian Forsyth,

B. **Absent Board Members:** none

C. **Service Providers:** Marcelline Mahern (HARC Manager), Maria Andrews (CC&R)

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

A. **Member Discipline:** Hearings & Fines – Tonya Kalvass

Meet & Confer hearings conducted	None
Reimbursable assessments levied	None
New fines assessed	2
Homes in collection – Pro Solutions	2
Homes with Small Claims Court Actions	10
Judgments received since last Board Meeting	0

4) **CC&Rs Violation Summary:** Tonya Kalvass

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

Number of Fine letters sent	35
Number of violations on hold	3
Number of violations which were resolved	23
Recommended for fine (Closed Session Hearing)	18
Courtesy Notices sent	106
Phone calls/emails	15/27
Next Verification Drive	03/01/17

5) **Open meeting Minutes:** Director Crockett motioned to approve the meeting minutes of Board of Directors Meeting on January 18, 2017 as submitted. Director Forsyth seconded the motion and the motion carried unanimously.

- 6) **Financial Report-** Board reviewed Financials for HPOA presented by OMNI. Director Forsyth motioned to accept the financials for month ending January 31, 2017 and presented the following summary. Motion was seconded by Director Wildermuth and motion carried.
- A. Financial Statements for January 31, 2017
 - a. Checking Account Balance \$155,198.87
 - b. Money Market Accounts and Certificates of Deposit \$0.00 – Board requested to open MM account with Roseville Bank of Commerce and move MM funds back to separate account.
 - c. No Comments on any large non-recurring expenditures or unusual bills were noted

7) **Committee Reports:**

- A. **Welcome Center:** Ed Medina presented report. He mentioned that HPOA has nuisance crimes such as stolen packages and loitering. Board has approved budget to install cameras at Welcome Center and waterfall area. Owners must be aware and report issues.
- B. **Hiddenbrooke Maintenance District Advisory Committee:** Birgit Rickert reported to board that Landcare Landscaping is doing a great job and will be working with them to enhance the parkway.
- C. **Hiddenbrooke Architectural Review Committee:** Marcelline Mahern reported that HARC met February 8th 2017 and sent minutes from that meeting to the board of directors as well as OMNI. She reported that the committee is working on artificial turf guidelines for front yards due to the change in civil code regarding the restrictions that an association can make to the members.
- D. **Resident Access Program:** Fitness center hours are to be discussed with manager of Golf center.
- E. **Hiddenbrooke Social Committees:**
 - 1) Welcome Baskets – 6 new owners purchased properties in HPOA since last meeting.
 - 2) Family Events – Director Crochett suggested a list of events to be considered for the community.

8) **New Business**

- A. New Board Positions Open (3)
- B. HPOA Newsletter and method of delivery was discussed. Tabled topic for more review.
- C. Board agreed that 1-800# should be forwarded to OMNI Community management.
- D. Board agreed that CC&R Compliance and complaint emails should be forwarded to Tonya Kalvass at OMNI.
- E. Board discussed HPOA website and domain name. OMNI to provide Ian and Jen options for a new website and possible new domain name.

9) **Old Business:**

- A. Fitness trail discussed. Todd Shulman discussed sending a survey to the members to request the level of interest. Board tabled topic for review.

- 10) **Community Open Forum:** Members discussed Fitness trail, newsletter deliver systems, and Community events options sponsored by HPOA.

- 11) **Upcoming Events and Future Agenda Items:** Website options
- 12) **Next Meeting:** March 13, 2017
- 13) **Adjournment:** Board adjourned meeting at 8:59 P.M.

Ratified: *Approved at Open Board meeting 3/13/17*