



**Open Session Board Meeting Minutes
Hiddenbrooke Property Owners Association, Inc.
Wednesday, March 21, 2018 at 7:30 P.M.**

1. Open Session Call to Order: Director Pollard called official meeting to order at 7:32 pm,

2. Attendance/Introductions: Establish a Quorum

- **Present Board Members:** Desiree Conley, Chris Brittle, Douglas Link, and Jennifer Pollard
- **Absent Board Members:** Paul Norberg and Allan Yeap
- **OMNI Community Management:** Tonya Kalvass

3. Guest Speaker:

- City of Vallejo Water Director attended the meeting to discuss water treatment and distribution system

4. Open Forum: Members present discussed traffic issues, fire exit plan, what can be done about issues regarding excessive vehicles in the city streets, open space to be used for a dog park, and notice of a mountain lion sightings on the golf course.

5. Report from Closed Session held 3/21/18 prior to open meeting

Board met with attorneys regarding ADU guidelines and revising the governing documents including Articles of Incorporation to define HPOA as not a CID and therefore not to be governed by Davis Stirling Act in the civil code. Membership will need to vote to remove CID status as well as revise the governing documents. Board adjourned to Open Meeting and will resume Executive session after Open Meeting due to time restraints

Member Discipline: Hearings & Fines-- Tonya Kalvass

Meet & Confer hearings conducted	2
Reimbursable assessments levied	None
Fines assessed	22
Homes in collection – Pro Solutions	2
Homes with Small Claims Court Actions	13
Judgments received since last Board Meeting	0

6. OMNI Community Management:

CC&Rs Violation Summary 1/16/18 – 3/21/18 - OMNI

Number of Fine letters sent	13
Number of violations on hold (New/Old)	53
Number of violations which were resolved	143
Recommended for fine (Closed Session Hearing)	18
Courtesy Notices sent	94
Next Verification Drive – Night Drive	4/4/18

7. Meeting Minutes:

- Board reviewed Meeting minutes from January 23, 2018 open meeting. Director Brittle motioned to approve the minutes as presented, Director Link seconded the motion and the motion passed unanimously.

8. Financials:

- A. Board reviewed financial statements for February 28, 2018 provided by OMNI Community Management. Director Brittle motioned to accept statements as presented, Director Conley seconded the motion and the motion carried unanimously.
- B. Financial Statements for February 28, 2018
 - a. Operating Account Balance \$141,796.84
 - b. Money Market Account at Seacoast \$100,332.60
 - c. Year to Date income is \$7,747.61
 - d. No Comments on any large non-recurring expenditures or unusual bills were noted

9. Committees and reports:

- **Hiddenbrooke Maintenance District Advisory Committee (HMD):** Birgit Rickert reported to members in attendance. HMD is continuing to work with the City of Vallejo to repair fences that are tampered with and weed abatement is planned for the open spaces
- **Hiddenbrooke Architectural Review Committee (HARC):** Marcelline Mahern reported to members in attendance on projects under review. City ordinance regarding Auxiliary Dwelling Units and the conflicts created with the community guidelines and CC&Rs language. HARC will send a letter to the city with their concerns and recommendations. New construction plans for a property on Landmark are under review and include ADUs.
- **Resident Access Program (RAP):** Board is in negotiations with Golf Club and has presented the contract with terms to be considered. Tabled discussion for more information.
- **Hiddenbrooke Social/Welcome Committee:** Committee delivered wine to new owners; list of properties transferred is sent to committee chairperson each month.
- **Welcome Center Committee:** Ed Medina reported he has helped residents with camera monitoring and communicated with the security company regarding sleeping guards.

10. New Business:

- 1. Board reviewed draft of Operating budget. Paul will need more information to finalize the budget for the next open meeting.
- 2. Owner of the Gold Club is reviewing RAP contract terms and the HPOA board has requested a response by 4/1/18.
- 3. Director Pollard motioned to appoint a Representative from OMNI Community Management and John Hopton as the inspectors of elections for the 2018 Director Elections. *Bob*


11. Old Business:

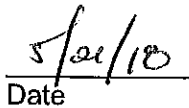
1. Newsletter distribution: Director Link presented the cost options to print and mail the HPOA newsletter. Board agreed to full color and bulk mailing with additional copies mailed to off-site owners. OMNI will provide list of off-site mailing lists.
2. Board discussed CID status and agreed to move forward with revising the Articles of Incorporation to remove CID status for HPOA. As a community not defined as a CID, The Davis Stirling Act will not govern HPOA. This change in CID status will require a vote of the membership.
3. Board agreed to move forward the Governing Document revision. The proposal provided by Hughes, Gill LLP was approved, and the board will begin the process to provide answers to the questions that will be needed to draft revised CC&Rs, Bylaws and Articles of Inc.
4. Board discuss round about project at the I-80 interchange, Chris Brittle reported that the City Council meeting dates are posted on the website and members should use that forum to discuss concerns.

10. Adjourn – Board motioned to adjourn meeting at 9:07 P.M.

Next Meeting Date: May 21, 2018

Ratified -


Board Secretary


Date