



**Hiddenbrooke Property Owners Association, Inc.**  
**Open Board Meeting Minutes**

Thursday, July 18, 2019 – 7:30 PM  
Hiddenbrooke Golf Club – Brookside Room

- I. **Open Session:** Call to Order 7:38 PM by Jagdip Singh
- II. **Attendance/Introductions**
  - A. **Present Board Members:** Jagdip Singh - President, Mike A. Nisperos Jr – Secretary, Dustin Bertolucci - Treasurer, and James Campagna – Member at Large
  - B. **Absent Board Members:** Chris Brittle – Vice President, Allan Yeap and Tim Moore – Members at Large
  - C. **OMNI Community Management:** Tonya Kalvass – Community Manager
- III. **Report from Executive Session meeting:** Executive Session meeting was adjourned due to time constraints and will resume immediately following the Open meeting.
- IV. **Open Forum:** Members present discussed the CC&Rs, the Park and Ride area near I-80, asked for clarification regarding the Golf Club amenities and the security patrol service.
- V. **Open Meeting Minutes:** Director Singh motioned to approve the meeting Minutes for the Board of Directors Meetings on May 15 and June 20, 2019 as presented. Director Nisperos abstained from voting, and Director Campagna seconded the motion and the motion carried.
- VI. **Presidents report:** Jagdip Singh reported to the members that he would like to get more of the membership involved with activities and would like more members to assist the Board with committees and HPOA responsibilities. Everyone is encouraged to attend the meetings to find out more.
- VII. **Committee Reports:**
  - A. **Hiddenbrooke Architectural Review Committee (HARC)** – Chairperson, Marcelline Mahern was present and reported on projects that the committee is reviewing. She presented Minutes from the July 10<sup>th</sup> HARC meeting.
  - B. **Welcome Center** – Ed Medina was not in attendance. Director Singh reported that the Welcome Center repairs are still on hold due to the City attorney reviewing the funding and process for selecting a contractor.
  - C. **Hiddenbrooke Maintenance District Advisory Committee (HMD)** – Birgit Rickert was not available for the meeting but submitted a written report to the Board, Director Singh reported that he noticed some plants were installed near the Welcome Center and will find out more info from HMD regarding the progress of the Parkway re-landscaping.
- VIII. **New Business:**
  - A. The Board reported that a quorum was not established for the Governing Document

Vote to Restate the Articles of Inc., Bylaws and CC&Rs. The Board discussed the option to extend the balloting period to allow more time to collect ballots. Director Singh motioned to extend the Balloting period until August 15, 2019 at 7:30 PM, the next scheduled Open Board Meeting. Director Nisperos seconded the motion, Director Bertolucci voted not to extend the balloting period and the motion carried with 3 yes votes and 1 no vote.

- B. Director Bertolucci motioned to increase the budget for HPOA to contribute toward the National Night Out to \$1200 to include activities for the attendees. Director Campagna seconded the motion and the motion carried unanimously
- C. The Board did not discuss the topic to create an Advisory Committee of Past Board members. Topic Tabled.
- D. The Board did not discuss the topic to appoint a Liaison to the Hiddenbrooke Golf Club. Topic tabled.

**IX. Financial Report:**

- A. The Board reviewed financials for HPOA presented by OMNI for the month ending June 30, 2019. The Board did not accept the financials and asked for corrections regarding legal expenses and expenses coded to newsletters in error. The Board will review revised June and July financials at the August Board meeting.

**X. Report from Closed Session meeting adjourned due to time constraints**

**A. Member Discipline: Hearings & Fines from 7/18/19– Tonya Kalvass**

Meet & Confer hearings conducted	4
Reimbursable assessments levied	None
Fines assessed	24
Homes in collection – Pro Solutions	2
Homes with Small Claims Court Actions	8
Judgments received since last Board Meeting	0

**XI. CC&Rs Violation Summary 4/17/19 – 5/15/19 OMNI**

Number of Fine letters sent	42
Number of violations on hold (New/Old)	9
Number of violations which were resolved	184
Recommended for fine (Closed Session Hearing)	49
Courtesy Notices sent	242
Next Verification Drive	8/1/19

**XII. Upcoming events and Future Agenda Items:**

- A. There will need to be a major push for the membership to return Ballots to vote on the restated Governing Documents by the August 15 deadline.
- B. August 6<sup>th</sup> is National Night Out at Hiddenbrooke Golf Club
- C. A community garage sale is planned in October and more information will be coming
- D. The Board would like to get ideas on additional social events such as a 5k or 10k and a Bingo Night.

**XIII. Next Open Board Meeting: Thursday, August 15, 2019 at 7:30 PM in the Brookside Room at Hiddenbrooke Golf Club**

**XIV. Adjournment:** Board adjourned meeting at 9:02 PM.

Approved at 8/15/19 meeting