



Hiddenbrooke Property Owners Association, Inc.
Open Board Meeting Minutes

Thursday, August 15, 2019 – 7:30 PM
Hiddenbrooke Golf Club – Brookside Room

- I. **Open Session:** Call to Order 7:43 PM by Jagdip Singh
- II. **Attendance/Introductions**
 - A. **Present Board Members:** Jagdip Singh - President, Chris Brittle – Vice President, Mike A. Nisperos Jr – Secretary, Dustin Bertolucci - Treasurer, Allan Yeap, Tim Moore and James Campagna – Members at Large
 - B. **Absent Board Members:** none
 - C. **OMNI Community Management:** Tonya Kalvass – Community Manager
- III. **Report from Executive Session meeting:** The Board met with 8 homeowners regarding compliance issues. Executive Session meeting was adjourned due to time constraints and will resume immediately following the Open meeting.
- IV. **Open Forum:** Members present discussed the pros and cons of a CC&R ballot period extension, the dead lawn behind the main gate, and request for the Golf Club to sponsor a block party.
- V. **Open Meeting Minutes:** Director Singh motioned to approve the meeting Minutes for the Board of Directors Meetings on July 18, 2019 as presented. Director Nisperos seconded the motion and the motion carried.
- VI. **Presidents report:** Jagdip Singh reported to the members that a new security agreement between HPOA and Allied Universal Security Services was approved by the City of Vallejo and signed by both parties to allow payment to Allied Universal. The agreement was to extend the current contract for one more year and then prepare a new RFI to go out to bid on the security for June 2020.
- 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 August 14, 2019 HARC meeting. She requested that the Board approve the verbiage of an email for her to distribute to the community regarding tree trimming vs. tree topping and the HARC process for approving landscape requests. She met with a Kelly Moore representative regarding a new color pallet for the community. She would like to be able to provide options to the members upon request. The next HARC meeting is scheduled for September 11, 2019.
 - B. **Welcome Center** – Ed Medina was present and 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. The report included a list of items that LandCare is working on and a note that the irrigation issues near the welcome center have been resolved and replanting on the Parkway can continue in September.

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 Brittle motioned to extend the Balloting period 30 days, with the deadline of Saturday, September 14, 2019. If a quorum is met, the ballots can be opened and counted at the next Open Board meeting scheduled for September 19, 2019. Director Singh seconded the motion, Directors Campagna, Nispersos and Bertolucci voted not to extend the balloting period; Directors Brittle, Singh, Moore and Yeap voted in favor of extending the balloting and the motion carried with 4 yes votes and 3 no votes.
- B. The Board discussed the great turnout at the National Night Out event held at the Golf Club. They announced that the Church helped as well as the Golf Club provided a portion of the cost of food. They thanked the Board members who assisted in securing a DJ and other activities that helped draw people to the event as well as keep the event going.
- C. The Board discussed the topic to create an Advisory Committee of Past Board members. Topic Tabled.
- D. The Board discussed the topic to appoint a Liaison to the Hiddenbrooke Golf Club. Director Brittle motioned to appoint Desiree Conley to the position, Director Singh seconded the motion and the motion carried.

IX. Financial Report:

- A. The Board reviewed the revised financials for HPOA presented by OMNI for the month ending June 30, 2019. The Board accepted the June and July financial statements as presented.

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

A. Member Discipline: Hearings & Fines from 8/15/19– Tonya Kalvass

Meet & Confer hearings conducted	8
Reimbursable assessments levied	None
Fines assessed at 7/18/19 meeting	27
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 7/19/19 – 8/14/19 OMNI

Number of Fine letters sent	41
Number of violations on hold (New/Old)	3
Number of violations which were resolved	90
Recommended for fine (Closed Session Hearing)	75
Courtesy Notices sent	112

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 September 19, 2019 deadline.
- B. A community garage sale is planned in October and more information will be coming

XIII. Next Open Board Meeting: Thursday, September 19, 2019 at 7:30 PM in the Brookeside Room at Hiddenbrooke Golf Club**XIV. Adjournment: Board adjourned meeting at 9:15 PM.**

Approved at 9/19/19 meeting