



Hiddenbrooke Property Owners Association, Inc.

Open Session Meeting Minutes

December 16, 2020 at 7:30 pm

Meeting held via Zoom due to Stay at Home Health Orders

- I. Call Meeting to Order:** The meeting was called to order at 7:30 pm.
- a. **Verification of Meeting notice/Agenda**
 - b. **Establish a quorum - Attendance/Introductions:**
 - i. **Present Board Members:** Mike A. Nisperos Jr - President, Chris Brittle – Vice President, Laurie Foster- Treasurer and Jagdip Singh – Secretary
 - ii. **Absent Board Members:** James Campagna – Members at Large
 - iii. **OMNI Community Management:** Becky Jolly – Community Manager
 - iv. **Invited Committee Chairs and Guests:** Byrne Conley (HMD Chair), Paul Kelley (City of Vallejo, Economic Development Director)
 - c. **Announcements:** If you have not already please sign up for digital communications from the association. This saves on valuable resources and allows for faster communication. You should also reach out to Becky to obtain your log in information for the association web portal.
- II. Open Forum:** The Board held open forum.
- III. Meeting Minutes Approval:**
- a. The Board reviewed the Minutes from the November 18, 2020 Open Board meeting. Director Jagdip Singh motioned to approve the meeting minutes, which was seconded by Director Chris Brittle. The motion passed.
- IV. Committee Reports**
- a. **Sale of Golf Course-** Director Brittle reported that the potential buyer who had signed a Letter of Intent decided not to proceed with a purchase and currently there are no other interested buyers. He said there could be concerns about the Golf Course closing. Paul Kelley, City of Vallejo, was introduced and spoke about the City’s activities related to the future of the Golf Course, including meetings with potential buyers, working with the HPOA liaison group, and talking with Touchstone (the golf course management firm for the City’s Blue Rock Springs Golf Course) about potential economies of scale if the City were to take over the course and Touchstone managed it. He stated that the City’s overall preferences at this time in order would be: 1) the Golf Course is sold to a private buyer, 2) there is a private buyer and the City provides some financial assistance (e.g., using the HID bond money available), and 3) the City becomes the owner if there is no private buyer. After Mr. Kelley’s presentation, Director Brittle noted it would be helpful to know what the community thinks about the future of the Golf Course. He made a motion to have HPOA conduct a community survey, seconded by Director Jagdip Singh, and passed unanimously.
 - b. **Hiddenbrooke Maintenance District Advisory Committee (HMD)** – Chair Conley summarized the last conference call with the City regarding the landscaping improvements needed for the Hiddenbrooke Parkway. There will be continuing meetings with the City and the City’s landscape consultant to review progress with preparing a Conceptual Landscape plan for the project, which extends from the entrance to the

Welcome Center.

V. Financials

- a. The Board reviewed and accepted the November 2020 Financials.
 - i. Operating accounts had a total balance of \$110,098.76
 - ii. Accounts Receivable totals \$118,427.11
 - iii. Total YTD Net Income \$63,504.46
- b. There were no comments on any large non-recurring expenditures or unusual bills.
- c. Summary of Accounts Receivable - There is a total of 150 accounts over 30 days delinquent.

VI. New Business:

- a. **January Meeting-** The Board discussed potentially moving the meeting since it is on the same day as the Presidential Inauguration. The meeting will remain on the 20th of January.
- b. **Welcome Center Cleaning Contractor-** The Board was given notice by the current service provider. The Board will be reviewing the position and recruiting a new contractor for the work. Director Brittle suggested the Board reach out to the community first to see if there is anyone who would be interested in the work.

VII. Adjourn Meeting: The meeting was adjourned at 9:01 PM

DocuSigned by:

JAGDIP SINGH

5821956FB55140A...

Ratified by HPOA Board Member Date