



Hiddenbrooke Property Owners Association, Inc.

Open Session Meeting Minutes

February 17, 2021 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 7:32 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, James Campagna – Members at Large and Jagdip Singh – Secretary
 - ii. **Absent Board Members:** None
 - iii. **OMNI Community Management:** Becky Jolly – Community Manager
 - iv. **Invited Committee Chairs and Guests:** Marcelline Mahern (HARC Chairperson), Byrne Conley (HMD Chair), Bob Schussel (Golf Course Survey)
 - 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. Golf Course Sale**
- a. **Final Survey Results-** Bob Schussel presented the final results and the information received from the completed surveys via a Power Point presentation. Director Chris Brittle indicated that the survey results had also been posted on the Hiddenbrooke website. The Board answered questions about the sale from a number of Members in attendance and indicated that the Board would attempt to pull together a Questions and Answer type response. There was also a suggestion from a Member to form a volunteer committee to help the Board assess the financial ramifications of the Golf Course sale.
 - b. **Interest in a Hiddenbrooke Ownership Group-** This item was not discussed.
- III. Open Forum:** The Board listened to the members comments. No actions needed.
- IV. Meeting Minutes Approval:**
- a. The Board reviewed the minutes from the January 20, 2021 open Board meeting. The Board requested to review the minutes at the next meeting as further changes were needed. The minutes were tabled.
- V. Committee Reports**
- a. **Committee Member Reports:**
 - i. Welcome Center – The report was sent in by Ed Medina. The City is seeking bids for repairing the interior of the Welcome Center and several contractors were able to visit the building to assist in preparing bids.
 - ii. Hiddenbrooke Architectural Review Committee (HARC) – Chair Marcelline Mahern referred to the written report she submitted and reviewed the latest list of projects acted on by the Committee.

- iii. Hiddenbrooke Maintenance District Advisory Committee (HMD) – The report was prepared by Chair Conley and sent to the Board. The Committee continues to make good progress with the City on finalizing plans for re-landscaping the Hiddenbrooke Parkway.

VI. Financials

- a. The Board reviewed and accepted the January 2021 Financials.
 - i. Operating accounts had a total balance of \$101,706.63
 - ii. Accounts Receivable totals of \$118,967.31
 - iii. Total YTD Net Income of \$50,130.37
- b. There were no comments on any large non-recurring expenditures or unusual bills.
- c. Summary of Accounts Receivable- There is a total of 166 accounts over 30 days delinquent.

VII. Report from Closed Sessions February 17, 2021 summary

- a. Member Discipline: OMNI report was incomplete as there were errors with the letters sent to the membership. The Board is reviewing all compliance.

VIII. OMNI Community Management: Report

- a. Compliance site drive in January 2021: OMNI report was incomplete as there were errors with the letters sent to the membership. The Board is reviewing all compliance items.

IX. Unfinished Business:

- a. **Welcome Center Cleaning Attendant-** This is ongoing. Tabled for a future meeting.

X. New Business:

- a. **HARC Committee Appointment** – Director Chris Brittle motioned to appoint Patrick Issacs to the committee with Chris Brittle serving as the alternate, which was seconded by Director Mike Nisperos. The motion passed.
- b. **Board Elections.** The Board discussed the upcoming elections and solicitation of candidates for the Board. It was suggested that the Board convene an informational meeting of willing candidates to discuss Board duties and responsibilities. Director Brittle noted that the Election Rules have a costly provision for voting using double envelopes that is no longer applicable as HPOA is not governed by Davis Stirling law. It was agreed to consult Legal Counsel on this topic as well as other provisions of the Election Rules that relate to being under Davis Stirling and are no longer applicable.
- c. **Officer Positions-** The Board briefly discussed possibly changing the officer positions which was decided not to change until after the next election.
- d. **Staff Reports Review-** The Board has appointed two directors to audit the compliance reports.

XI. Adjourn Meeting: The meeting was adjourned at 9:43 PM to continue Executive Session.

DocuSigned by:

JAGDIP SINGH

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Ratified by HPOA Board Member Date