



Hiddenbrooke Property Owners Association, Inc.
Open Session Meeting Minutes
March 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 7:34 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:** Marcelline Mahern (HARC Chairperson), Byrne Conley (HMD Chair)
 - 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 listened to the members comments. No actions needed.
- III. Meeting Minutes Approval:**
- a. **January 20, 2021 Board Meeting Minutes-** Director Jagdip Singh motioned to approve the minutes which was seconded by Director Chris Brittle. The motion passed.
 - b. **February 17, 2021 Board Meeting Minutes-** Director Chris Brittle motioned to approve the minutes which was seconded by Director Jagdip Singh. The motion passed.
- IV. Committee Reports**
- a. **Committee Member Reports: Welcome Center** – The report was sent in by Ed Medina. Ed has resigned from the committee and has requested that Chuck Cochango replace him. Director Laurie Foster motioned to approve the replacement, which was seconded by Director Jagdip Singh. The motion passed
 - b. **Hiddenbrooke Architectural Review Committee (HARC)** – Chair Marcelline Mahern reviewed the latest list of projects acted on by the Committee.
 - c. **Hiddenbrooke Maintenance District Advisory Committee (HMD)** – The report was prepared by Chair Conley and sent to the Board. Director Brittle reported that the Committee continued to make good progress with the City regarding the re-landscaping plan for the Hiddenbrooke Parkway with completion of the final conceptual plan by the end of March,
 - d. **Welcome Committee-** Chris Anthony & Barbara Schwenk are sending greetings and packets of helpful information to new owners. These contacts are by mail because of covid. In person greetings will be resumed as soon as possible. In 2020 we had 59 new owners. So far in 2021 we have had 10 new owners.
 - e. **Golf Course Sale – Update** - Director Brittle reported that there is a new

potential buyer for the Golf Course who is under contract and in the due diligence phase. Director Nisperos, Director Brittle and Becky Jolly met with the new potential buyer and were favorably impressed. Director Brittle also reported that there was another meeting with the City regarding their work as a possible backup buyer if there is no private buyer. The City has done further work with their Golf Course management company (for Blue Rock Springs) on the cost of operating the Hiddenbrooke Golf Course if the City were to own it as a last resort.

V. Financials

- a. The Board reviewed and accepted the February 2021 Financials.
 - i. Operating accounts had a total balance of \$96,641.08
 - ii. Accounts Receivable totals \$118,517.31
 - iii. Total YTD Net Income \$43,100.49
- b. There were no comments on any large non-recurring expenditures or unusual bills.
- c. Summary of Accounts Receivable- There is a total of 136 accounts over 30 days delinquent.

VI. 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.

VII. OMNI Community Management: Report

- a. Compliance site drive in February 2021 OMNI report, the Board is reviewing all compliance.

VIII. Unfinished Business:

- a. **Welcome Center Cleaning Attendant-** This is ongoing. Tabled for a future meeting.
- b. **Board Election**
 - i. Willing Volunteers to serve on the Board.
 - ii. Inspector of Election Volunteer- Director Chris Brittle motioned to appoint Becky Jolly to serve as the Inspector of Elections, which was seconded by Director Jagdip Singh. The motion passed.
 - iii. Election Rules- The Directors requested Becky Jolly to obtain the cost of redoing the Election Rules to conform to the new Governing Documents.

IX. New Business:

- a. **Attorney for Hiddenbrooke-** Director Mike Nisperos motioned to approve changing law firms to continue to use the attorney Andrea O'Toole as the attorney for the association, which was seconded by Director Jagdip Singh. The motion passed.

X. Adjourn Meeting: The meeting was adjourned at 8:27 PM to continue Executive Session.

DocuSigned by:
JAGDIP SINGH

4/21/2021

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Ratified by HPOA Board Member Date