

Hiddenbrooke Property Owners Association

Professionally Managed By:

OMNI Community Management, LLC.

9807 Fair Oaks Blvd, Fair Oaks, CA 95628

Phone: 916-965-8964 Fax 916-965-0325

Website: www.omnicommunities.com

2021-2022 Annual Notice to Members

Dear HPOA Members,

This is the Annual Notice for important information about your Association. Please read the information provided. The information is both attached to this letter and found on the Hiddenbrooke website. We strongly encourage all members to sign up for electronic notification to save printing and mailing costs (your money).

Attachments to this mailing are:

- **Pro Forma Budget**
- **Election Rules Adoption Notice**
- **Ballot Package for Election of Board of Directors Members**
- **Electronic Notification Form**

Monthly Assessments

After thoughtful review and consideration, the Board of Directors has approved the enclosed budget for the fiscal year ending June 30, 2022, which it believes is reasonable and prudent to meet the funding needs of the Association. Based on this Budget, the yearly annual assessment for 2021-2022 will remain at \$85. The assessment is due on the 1st day of July. *Your payment must be received by July 30 to avoid a late charge of \$15 per year.* Statements are mailed annually.

Financial Review Report

The 2020-2021 Fiscal Year Review, prepared by a CPA, will be posted on the Hiddenbrooke website, www.Hiddenbrookeonline.org, 120 days after the close of the Fiscal Year on June 30.

Election of Directors

There are three (3) open positions on the Board, each for a two-year term. The attached ballot package provides information on the candidates and how to submit your ballot before the June 28 deadline. The candidates with the most votes will be announced at the June 30, 2021 Annual Meeting to be held electronically via Zoom. Access information is provided in the ballot package documents.

Election Rules

The Board of Directors adopted new Election Rules on June 2, 2021. The changes were made to take advantage of several cost-saving measures for conducting elections as HPOA is no longer governed by the Davis-Stirling Act. These changes apply to the current Election of Directors.

Disclosures

The Board has provided updated versions of all relevant Disclosures on the Hiddenbrooke website (HiddenbrookeOnline.org) and you are encouraged to visit the website and read the following documents:

- Right to Obtain Copies of Association Documents
- Alternative Dispute Resolution (ADR) policy
- Internal Dispute Resolution (IDR) policy
- Insurance Coverage Summary
- Billing, Assessment, and Collection Policy
- Architectural Submittal and Appeal Process
- HARC Policies and Disclosures
- Summary of CC&R Complaint Procedures
- Schedule of Fees and Monetary Fines
- Election Rules
- Standing Rules
- Rules Governing Accessory Dwelling Units (ADUs)

Forms

The following forms are available on the Hiddenbrooke website:

- -Owner/Tenant Information
- -Email Authorization
- -Authorization Form for Direct Payments
- -Request a Hearing
- -CC&R Complaint Form
- -HARC application for Existing Homes
- -HARC application for Custom Homes

Agent for Service

OMNI Community Management, LLC
Rolf Crocker, CEO
9807 Fair Oaks Blvd
Fair Oaks, CA 95628

General Notice Posting Location

- The location for the posting of agendas, meeting and general notices for the Association is the Hiddenbrooke Website (hiddenbrookeonline.org).
- Board Meetings are held at the Hiddenbrooke Golf Club at 1095 Hiddenbrooke Parkway, Vallejo, CA 94591.

Sincerely,

Noelle Richards
Community Manager
Noelle.Richards@omnicommunities.com
As Agent for Hiddenbrooke Property Owners Association

Hiddenbrooke Annual Assessment Budget

	<u>Budget</u> <u>2019/2020</u>	<u>Budget</u> <u>2020/2021</u>	<u>Budget</u> <u>2021/2022</u>	Per Member <u>2021/2022</u>
Annual Assessment	<u>\$73.00</u>	<u>\$85.00</u>		<u>\$85.00</u>
<u>Income</u>				
Assessments	\$89,133.00	\$103,785.00	\$103,785.00	\$85.00
Special Assessment	\$0.00	\$0.00	\$0.00	\$0.00
Late fees and other income	\$0.00	\$0.00	\$1,940.00	\$1.59
Advertising	\$0.00	\$0.00	\$0.00	\$0.00
CC&R Violations	\$10,000.00	\$7,650.00	\$0.00	\$0.00
HARC Plan fees	\$3,000.00	\$2,500.00	\$2,500.00	\$2.05
HMD Fund Recievables	\$0.00	\$0.00	\$750.00	\$0.61
Social committee	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$102,133.00	\$113,935.00	\$108,975.00	\$89.25
<u>Expenses</u>				
Adminstrative				
Insurance	\$12,100.00	\$12,100.00	\$12,000.00	\$9.83
Audit & tax	\$1,420.00	\$1,420.00	\$1,450.00	\$1.19
Federal & State tax	\$10.00	\$10.00	\$10.00	\$0.01
CA State Filing	\$0.00	\$0.00	\$15.00	\$0.01
Legal	\$7,000.00	\$8,000.00	\$3,000.00	\$2.46
Legal fees incurred in Prior year	\$8,547.00	\$0.00	\$0.00	\$0.00
HARC Adminstrator Contract	\$8,500.00	\$8,500.00	\$8,500.00	\$6.96
Management fees	\$48,000.00	\$48,000.00	\$48,000.00	\$39.31
MGT CC&R Process	\$0.00	\$0.00	\$0.00	\$0.00
Board & Committees	\$650.00	\$650.00	\$350.00	\$0.29
Computer & web support	\$1,500.00	\$1,500.00	\$1,000.00	\$0.82
Office supplies - printing & postage	\$10,000.00	\$10,000.00	\$8,000.00	\$6.55
Misc Admin & storage	\$5,500.00	\$5,500.00	\$6,500.00	\$5.32
Newsletter	\$350.00	\$700.00	\$0.00	\$0.00
Photocopies & Printing	\$0.00	\$0.00	\$0.00	\$0.00
Postage & Delivery	\$0.00	\$0.00	\$0.00	\$0.00
HMD Repairs & Maint supplies	\$750.00	\$750.00	\$750.00	\$0.61
Adminstrative Total	\$104,327.00	\$97,130.00	\$89,575.00	\$73.36
Delinquency				
Collection costs	\$500.00	\$500.00	\$2,000.00	\$1.64
Bad debts	\$8,000.00	\$12,305.00	\$15,000.00	\$12.29
Delinquency Total	\$8,500.00	\$12,805.00	\$17,000.00	\$13.92
Events				
Room Rental & Events	\$4,000.00	\$1,000.00	\$1,100.00	\$0.90
National Night out	\$0.00	\$1,000.00	\$1,000.00	\$0.82
Welcome committee	\$500.00	\$2,000.00	\$300.00	\$0.25
Security	\$0.00	\$0.00	\$0.00	\$0.00
Events Total	\$4,500.00	\$4,000.00	\$2,400.00	\$1.97
Total Expenses	\$117,327.00	\$113,935.00	\$108,975.00	\$89.25



Hiddenbrooke Property Owners Association

c/o OMNI Community Management, LLC

9807 Fair Oaks Blvd, Fair Oaks, CA 95628

Phone: 916-965-8964 | Fax: 916-965-0325

www.hiddenbrookeonline.org | www.omnicommunities.com

TO: Members of Hiddenbrooke Property Owners Association

FROM: Board of Directors

RE: **Notice of Adoption of New Election Rules**

DATE: June 4, 2021

The purpose of this written notice is to inform you that the Association's Board of Directors has approved the proposed Election Rules as sent at their meeting on June 2, 2021.

The Election Rules may be downloaded from the Hiddenbrooke website at hiddenbrookeonline.org at any time or you may request for a physical copy to be mailed to you.

If you have any questions or comments on the Election Rules or would like a hard copy mailed to you, please feel free to reach out to me at your earliest convenience at Noelle.Richards@omnicommunities.com, or call 916-965-8964 x102.

Sincerely,

Noelle Richards

Community Manager

Hiddenbrooke HPOA

C/O OMNI Community Management, LLC



9807 Fair Oaks Boulevard, Fair Oak, CA 95628

916-965-8964

www.omnicommunities.com



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-Official Ballot Instructions- 2021 Board of Directors Election

There are three (3) open positions for the HPOA Board of Directors. You may cast three votes and no more than one vote per candidate. Each candidate has submitted a Statement related to their experience and interest in running for the Board. Ballots must be received by **4:00 pm on June 28** and the successful candidates will be announced by the Inspector of Elections at the June 30, 2021, Annual Meeting. Electronic access information is provided below.

A quorum for Election of Directors is equal to the number of ballots received by the above deadline.

Candidates for Election:

- Ken Bowers
- Andre Crisp
- Ian Forsyth
- Laurie Foster
- Troy Killorn
- Bob Schussel

You may return your ballots via the following methods:

- Scan & Email: Noelle.Richards@omnicommunities.com
- Mail: Hiddenbrooke POA
c/o OMNI Community Management
9807 Fair Oaks Blvd
Fair Oaks, CA 95628
- Drop Off: Black HPOA Mailbox
850 Hiddenbrooke Parkway

If you are concerned with anonymity and would like your ballot to be submitted via secret ballot, please leave the Hiddenbrooke Address and Owner Name fields blank but mail your ballot to OMNI Community Management via the mailing directions above. For your ballot to be counted, you **must** include your name and address on the envelope that you mail your ballot in. Any incomplete ballots will not be counted.

The Inspector of Election will place these ballots in a separate pile for counting and your address will no longer be associated with the ballots after counting.

Hiddenbrooke Property Owners Association

BOARD NOMINATION FORM

Please return to becky.jolly@omnicommunities.com

ALL CANDIDATES MUST SUBMIT A NOMINATION FORM TO BE ON THE BALLOT EVEN IF THEY ARE A CURRENT BOARD MEMBER.

Name: Kenneth Bowers
Address: 8372 Bennington Ct.
City: Vallejo State: CA Zip: 94591
Email Address: [REDACTED] Telephone: [REDACTED]

Why I want to serve on the Board of Directors:

We bought our home and moved to Hiddenbrooke in March 2020. We absolutely love living here and I want to serve on the board to help maintain Hiddenbrooke as the gem of Vallejo and Solano County.

As current president of the Reflections HOA I would also like to help bridge the gap between the two HOA's, streamlining the CC&R's making everything more coherent for all the residents.

Relevant Background experience:

Since joining on the Board of the Reflections HOA here in Hiddenbrooke I have played an integral roll in making some great changes and improvements to the Reflections area.

We have established a supplemental security patrol with Signal 88 Security Services in addition to the service provided by Allied Universal.

The extra services include placing notices on abandoned vehicles and vehicles parked illegally at fire hydrants or in the courtyards. I also helped setup a new towing contract with Arrowhead towing Also since joining the board I have worked with our landscaping company getting many landscape projects approved and completed within the Reflections area.

Signed: Kenneth Bowers Date: 5/23/21

Hiddenbrooke Property Owners Association

BOARD NOMINATION FORM

Please return to becky.jolly@omnicommunities.com

ALL CANDIDATES MUST SUBMIT A NOMINATION FORM TO BE ON THE BALLOT EVEN IF THEY ARE A CURRENT BOARD MEMBER.

Name: Andre Crisp
Address: 2300 Bennington Drive
City: Vallejo **State:** California **Zip:** 94591
Email Address: [REDACTED] **Telephone:** [REDACTED]

Why I want to serve on the Board of Directors:

After living at Hiddenbrooke for nearly five years, my wife and I find ourselves more in love with the neighborhood the more time we spend here. We feel this is our "forever home".


Last summer we welcomed our son, Ari Crisp into the world. It has been a happy time in our home, but we recognize the difficulties that impact our friends and neighbors, as a result of the pandemic.

Recently I sold one of our primary businesses (winery) and my wife continues as Chief of Pediatrics in Napa. As we look forward to the next phase, our goal is for our Crisp Family Foundation to route support to Vallejo public schools. In addition, I have an extensive background operating large organizations and if I join the Board, I hope to add project planning support as the new Golf Club owner becomes established.

Relevant Background experience:

CEO of technology firm IPO \$500M, CEO and owner of Premier Napa Valley Winery, Owner of multiple large vineyard properties, producer of 35+ wine brands, wine products currently in National retail grocery, currently serve on several Boards (total combined annual revs \$250M), Owner of Marin Construction specializing in large Apartment rehabs, owner of multiple retirement communities Nationwide, very active in the buying and selling of large Real Estate projects (retail and multi-family), we operate our Family Office, Portfolio of businesses and Family Foundation locally approximately 15 minutes from Hiddenbrooke

Submitted respectfully,

Signed:  Date May 28, 2021
Andre Crisp

Hiddenbrooke Property Owners Association

BOARD NOMINATION FORM

Please return to becky.jolly@omnicommunities.com

ALL CANDIDATES MUST SUBMIT A NOMINATION FORM TO BE ON THE BALLOT EVEN IF THEY ARE A CURRENT BOARD MEMBER.

Name: IAN FORSYTH
Address: 2830 THORNBURY CT.
City: VALLEJO State: CA Zip: 94591
Email Address: [REDACTED] Telephone: [REDACTED]

Why I want to serve on the Board of Directors:

I WISH TO SERVE AS AN INTERIM DIRECTOR ONLY TO APPOINT MYSELF AS THE NEW CHAIR OF HMD. THE BOARD CAN THEN APPOINT A REPLACEMENT FOR ME.

I WANT TO ENSURE THAT ADEQUATE LANDSCAPING MAINTENANCE AND WEED ABATEMENT ARE BEING DONE IN HIDDENBROKE. I ALSO WILL ACTIVELY WORK WITH CITY OFFICIALS TO MAKE SURE THAT WE GET THE

Relevant Background experience:

SUPPORT AND EFFORT WE'RE PAYING FOR WITH OUR TAX PAYER DOLLARS. WE SHOULDN'T HAVE TO ENDURE A FIRE HAZARD LIVING HERE, AND IT IS ALL OF OUR RESPONSIBILITY TO MAKE SURE EVERYONE IS SAFE HERE. I ALSO WISH TO WORK ON THE PARKWAY RESTORATION WITH SEVERAL OTHER INTERESTED HOMEOWNERS BY RESTORING HMD.

Signed: IAN FORSYTH

Date: 5/15/2021

HPOA Board Application

May 27, 2021

Laurie Foster 3017 Overlook Drive, Vallejo CA 94591



Why I want to serve on the Board of Directors:

I moved to Hiddenbrooke, into 'The Masters' neighborhood, last Fall. I'm excited to be back in the Bay Area and happy to make this beautiful community my home. I like to be actively involved and make a positive contribution where I live. When I went to the Zoom board meeting in October I learned there was a board vacancy. I had prior HOA experience and the board vacancy presented me with a unique opportunity to get involved quickly. I was appointed to the board in November and have been very active on the board since then. I'm the Treasurer, I handle board mail (USPS & email), I update the message board, I'm the liaison to the Welcome Committee, I coordinate the website updates and I participate in CC&R compliance activities. I encourage open communication between the board and HPOA members. I support a reasonable compliance program that protects home values without being too restrictive. I'm running for election so I can stay on the board and continue to make a positive contribution here.

Relevant Background Experience:

I have a degree in Economics/Sociology from UCSB. I was a social worker & supervisor in Orange & Contra Costa Counties. Then I worked in management in the insurance industry for 25 years. I was a manager in many departments including Administration, Audit, Claims, Customer Service, Finance and IT. I specialized in the design & analysis of corporate reports. I was an efficiency expert and often a project manager. In 2000, wanting a break from corporate business, I went back to school to pursue a longtime interest in teaching. I got my credential in 2002 at Cal State Hayward. I taught Medieval History at a junior high in Fremont for 13 years before retiring in 2015.

I have prior experience in two HOA's. The first was in a small (100 homes) HOA in Sunol. I was Board Secretary and Member-at-Large. My more recent HOA experience was in a large (2900 homes) community in Penn Valley. I was on the Finance Committee for 5 years, serving as Vice Chair for 2 years. I was also on the Parks & Rec Committee and the IT Committee. That HOA has many amenities, paid staff, high fees and a very complex financial structure.

Other relevant experience includes being on the Management Committees for two large real estate investments. I played a key role in the success of both those investments. One was sold in 2008. The other was just sold in March, for a substantial profit. Having an end to that commitment gives me the time to devote to board work here. Since retiring, I've also done a lot of community volunteer work, primarily in Nevada County.

Hiddenbrooke Property Owners Association

BOARD NOMINATION FORM

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ALL CANDIDATES MUST SUBMIT A NOMINATION FORM TO BE ON THE BALLOT EVEN IF THEY ARE A CURRENT BOARD MEMBER.

Name: Troy Killorn

Address: 7236 Willow Creek Circle

City: Vallejo State: CA Zip: 94591

Email Address: [REDACTED] Telephone: [REDACTED]

Why I want to serve on the Board of Directors:

I have lived in Hiddenbrooke since 2017 and I love this community. Hiddenbrooke is a unique and special community. In this ever-changing environment, I feel it is important to be an active participant of the community by serving on the Board of Directors. The most important function of the board is maintaining community standard, being fiscally responsible with homeowner's money, and setting the direction of the community for the future. As a board member, I will work for the community to achieve those goals. I desire to be a board member who works on behalf of all homeowners, bringing a new approach of communication between the homeowners and the board. I think it is necessary for the board to change its approach in communication and enforcement. In my opinion, effective communication can lead to homeowner engagement. By having homeowner engagement, the board can understand what motivates homeowners, garner talent and skills that align with what we all want, a healthy and productive community.

Relevant Background experience:

I have served on HOA Board of Directors before in another large community in northern California, and currently serve as a member of the HARC committee. Serving on the HARC committee allowed me to view issues from the side of the "homeowner" and that of the "HOA-HARC", in our desire to maintain our community standards. I believe certain things can be changed to better communicate and serve our community. I successfully manage a for-profit private post-secondary vocational institution for over 16 years, creating budgets, setting and maintaining goals, strict fiscal responsibility, drafting policy, enforcing policy, and managing full operations. Currently, I am a Facility Manager for a large Oakland based entity, dealing with city, county, and state agencies, which will be very helpful with the issues we are currently facing in Hiddenbrooke. For instance, the parkway would be the first issue that comes to mind.

Signed: 

Date 05/25/2021

Hiddenbrooke Property Owners Association

BOARD NOMINATION FORM

ALL CANDIDATES MUST SUBMIT A NOMINATION FORM TO BE ON THE BALLOT EVEN IF THEY ARE A CURRENT BOARD MEMBER.

Name Robert Schussel

Address 2559 Shade Tree Circle

City Vallejo

State California

ZIP 94591

Email Address [REDACTED]

Telephone [REDACTED]

Why I want to serve on the Board of Directors

As a long term resident (20 years) of Hiddenbrooke I have watched HPOA change in how it dealt with CC&R enforcement . Over the years the pendulum has swung from one extreme to another-- ignoring many issues (which had undesirable consequences) to being overly punitive For example I was cited because I didn't pick up my newspapers from my driveway before 9AM.

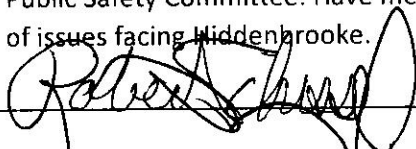
I feel that the Board needs members such as myself who want to move the Board closer to the middle in how issues /violations are dealt with. It is my understanding that a significant amount of a Board members time is spent dealing with various violations. I am ready to make this commitment.

I also feel that the Board needs more members who are familiar with what the HMD committee does and the limitations they work under. The committee plays a major role in how the public areas of our community look and the Board needs to be realistic about what can and cannot be done.

Relevant Background Experience

- 1) Served on the Hiddenbrooke HMD Committee since its inception
- 2) Created several surveys for HPOA to assess residents' opinions about various issues such as changes to HPOA.
- 3) As an HMD representative dealt with City for over a year about erosion along St John Mines Road.
- 4) During final development of Hiddenbrooke spoke often at City Council about issues the Community was having with the Developer.
- 5) Created/started City of Vallejo Volunteer Code Enforcement group.
- 6) Involved with City government. Member City Charter Review Committee and Vice Chair City Public Safety Committee. Have meet with several City Managers and their Staff about a variety of issues facing Hiddenbrooke.

Signed



Date

May 25 2021



Hiddenbrooke Property Owners Association

c/o OMNI Community Management, LLC

9807 Fair Oaks Blvd, Fair Oaks, CA 95628

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ELECTION OF DIRECTORS WRITTEN BALLOT

There are three (3) open Directorships for elections. The owner(s) of each Lot are entitled to cast one vote for each open Directorship (3 total votes). You must indicate which of the persons listed below you wish to vote for by marking the column next to the person's name. You may submit only one Ballot per Lot owned.

	Ken Bowers
	Andre Crisp
	Ian Forsyth
	Laurie Foster – (Incumbent)
	Troy Killorn
	Bob Schussel

Requirement for Election of Directors

The three (3) candidates receiving the largest number of votes shall be elected as Directors.

Due Date

Owners must either (1) email or mail Ballots to OMNI Community Management so that they are received no later than close of business at 4:00pm on June 28, 2021, or (2) deposit the Ballots in the Ballot box, before the Balloting period is closed at 4:00 PM, on June 28, 2021.

All Ballots, once received by the Inspector of Elections or placed in the Ballot box, are irrevocable.

I certify that I am entitled to cast this vote as a Lot Owner in Hiddenbrooke Property Owners Association. I understand that my ballot is final once submitted and received by the Inspector of Elections.

Signature: _____

Print Name: _____ Hiddenbrooke Property Address: _____

You may return your ballots via the following methods:

- Scan & Email: Noelle.Richards@omnicommunities.com
- Mail: Hiddenbrooke POA
c/o OMNI Community Management
9807 Fair Oaks Blvd
Fair Oaks, CA 95628
- Drop Off: Black HPOA Mailbox
850 Hiddenbrooke Parkway



Hiddenbrooke Property Owners Association

NOTICE OF ANNUAL MEMBERSHIP MEETING

The Annual Meeting of the Membership for the Hiddenbrooke POA

Will be held electronically on:

Wednesday, June 30, 2021 at 7:30 PM

Access Information: www.omnicommunities.zoom.us

Dial In (if preferred): 1-669-900-9128

Meeting ID: 932 3188 2459

Passcode: 978226

1) Call Meeting to Order

2) Welcome & Introductions

- A. Current Board of Directors Members
- B. OMNI Community Management: Noelle Richards & Tonya Kalvass
- C. Invited Committee Chairs & Guests
 - i. Marcelline Mahern (HARC Chair)
 - ii. Byrne Conley (HMD Chair)
 - iii. Chuck Cochongco (Welcome Center)

3) Guest Speaker

- A. Terry McGrath, McGrath Properties – New Golf Course Owner

4) Approval of 2020 Annual General Meeting Minutes

5) Committee & Other Reports

- A. President's Report – Fiscal Year in Review
- B. Treasurer's Report – OMNI Community Management
 - i. Annual CPA Financial Review
 - ii. 2021-2022 Fiscal Year Budget & Annual Assessment

6) Election Results

7) Open Forum – Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of HPOA may speak now. Each speaker should state their name and address for the record and is limited to three (3) minutes. **Please use the “Raise your Hand” feature under the Reactions menu to be called on or send a direct message to Tonya to ensure you are called on to speak.**

8) Meeting Adjournment An organizational meeting of the Board of Directors will follow the meeting.



Annual General Membership Meeting
Hiddenbrooke Property Owners Association, Inc.
Wednesday, July 15, 2020 at 7:30 pm
Meeting Held via Zoom due to Health Orders

Meeting Minutes

- 1) **Annual Membership Meeting Call to Order:** Director Singh called official meeting to order at 7:35 pm and introduced current and outgoing Board members.
 - a) **Present Current Board Members:** Jagdip Singh, Chris Brittle, Mike Nisperos, and James Campagna
 - b) **Absent Board Members:** Dustin Bertolucci
 - c) **OMNI Community Management:** Tonya Kalvass – Community Manager
 - d) **Committee Chairs and Guests:** Ed Medina – Welcome Center Chair, Byrne Conley – HMD Chair and Marcelline Mahern – HARC Chair
- 2) **Election Disclosure:** James Campagna and Jagdip Singh were elected by Acclamation in June 2020. They will serve for 2 years. There will be three (3) positions open in 2021.
- 3) **Approval of Minutes:** Board reviewed minutes from June 2019 Annual membership meeting. Director Brittle motioned to approve the minutes as presented, Director Singh seconded the motion and the motion passed unanimously.
- 4) **Committees and Reports:**
 - a) **HPOA President Report.** Jagdip Singh gave an overview of the last 12 months. Black outs, ADU civil code changes, COVID 19 Health Orders and Meetings held virtually, the Golf Course coming up for sale and many other issues have impacted the residents and the property values for HPOA. He discussed the key accomplishments of the Board over the past year, including the new Governing Documents, which were approved and are currently governing the community. The City of Vallejo is impacted with the budget and the level of services.
 - b) **Treasurer's Report.** Dustin Bertolucci was not present; Tonya Kalvass reviewed the Fiscal year end and the anticipation of the reduced expenses for the association. The Board is working on accounts receivable processes to attempt to collect past due fines and assessments.
 - i) Financial Summary as of June 30, 2020
 - (1) Operating Account*: \$114,032.59
 - (2) YTD Net Income: -\$14,619.99
 - (3) Delinquent Accounts: 113
 - (4) Total Accounts Receivable: \$99,104.90
 - (5) Accounts in Collection: 11
 - (6) Court Judgments Obtained: 1 (\$44,000)
 - (7) Board established a savings goal of \$50,000 for future contingencies (start FY 22)
 - c) **CC&R Compliance and Violations.** Tonya Kalvass reported on the number of CC&R violation notices sent, the number of violations brought into compliance, and the number of fines issued after a hearing. She also provided a list of typical types of violations found on the monthly community inspection drives performed by OMNI.
 - i) Summary of actions taken*:
 - (1) Number of Community Inspection Drives conducted: 10, Typically OMNI drives the community the first week of every month.
 - (2) Number of CC&R violation letters sent: 775
 - (3) Number of Hearing Notices sent: 261

- (4) Number of Fines imposed after a Hearing: 176
 - (5) Number of violations corrected: 725
- ii) *Enforcement actions suspended in April/May 2020 due to Covid-19
- d) **Hiddenbrooke Architectural Review Committee (HARC).** Marcelline Mahern provided an overview of HARC's responsibilities and activity over the past year, including the number or projects reviewed, the types of projects reviewed, number of Custom Home plans reviewed, and the continuing challenges for the Committee (house paint colors, street tree removals, and various landscape issues). A major accomplishment was completing a comprehensive update of the architectural and landscape Design Guidelines.
 - i) Total Applications/Inquiries: 117
 - (1) Number of projects approved: 67
 - (2) Number of solar approvals: 26
 - (3) Custom Home/pending: 1
 - ii) Types of projects reviewed:
 - (1) House painting: 20
 - (2) Landscaping plans: 23
 - (3) Tree removal/replacement: 14
 - (4) Pools: 2
 - (5) Solar: 26
 - (6) Other (Gazebos, Patios, window/door replacement)
 - iii) New color palette for homes - developed new, more modern color schemes for Hiddenbrooke homes as suggestions for owners wishing to change colors. See Hiddenbrooke website for color palette
- e) **Hiddenbrooke Maintenance District Advisory Committee.** The Committee's purpose to advise and help resolve issues with our City-maintained landscaping. Work got behind this year due to Covid-19 restrictions. Birgit has recently resigned. HPOA thanks her for her service. Byrne Conley is temporary Chair.
 - i) Number of Inspection Drives conducted by the Committee: 6
 - ii) Hiddenbrooke Parkway Re-Landscaping Project
 - (1) Phase 1 completed, but some plants need to be replaced
 - (2) Phase 2 and 3 combined into one large Capital Improvement Project (CIP) for faster delivery; money available in this year's City budget
 - iii) Audit of irrigation system underway as first step Current completion date: 2021
 - iv) Maintenance Projects
 - (1) New plants will be installed around Waterfall and opposite side of entrance to screen pump station
 - (2) Large Arbor (up from entrance) and lighting will be repaired
 - v) Welcome Center repairs: City will bid out work to repair interior
 - vi) No change in HMD property tax for next year
- a) **Welcome Center and Disaster Plan:** Ed Medina updated the members on the status of the contracts with the City and security guard company as well as needed repairs to the inside of the Welcome Center. He works with the security company as issues come up, and they are meeting the requirements in their contract's scope of work. Based on member input, the Board is also reviewing various ideas to improve security. Ed noted that there is a new Disaster Preparedness Plan for Hiddenbrooke, the first such plan, and encouraged residents to read it. He also stated

that, per recent discussions with the Vallejo Fire Department, the main community evacuation route in an emergency would be Hiddenbrooke Parkway and not St John's Mine Rd.

- b) **Social and Welcome Committees.** Chris Brittle thanked the members who worked on these committees. Co-sponsored National Night Out with the Golf Club (August 2019), Organized Graduation Ceremony for 2020 Hiddenbrooke school grads (June 2020), Welcome Committee (Chris Anthony/Barbara Schwenk) delivered 40 welcome packets to new owners
- c) **City of Vallejo.** Requested and received another reduction in HID bond property tax for FY 2021. Total tax savings for Hiddenbrooke owners to date is over \$3 million. Roundabout project at Interchange: current estimated completion dates is 2024. The City of Vallejo is also impacted by Covid, particularly in regards to their budget and level of service.

2) **Adjourn meeting at 8:48 P.M. - Next Open Board Meeting Date:** August 19, 2021

Ratified -

Board Secretary

Date

HIDDENEBROOKE POA
c/o OMNI Community Management, LLC.
9807 Fair Oaks Blvd
Fair Oaks, CA 95628

CONSENT TO ELECTRONIC TRANSMISSION

As a member of the Hiddenbrooke Property Owners Association (the "ASSOCIATION") if you would like to receive email communications from the ASSOCIATION you must provide your written consent to the Association. This consent to electronic transmission (the "Consent") will allow the ASSOCIATION to send you meeting notices, and other communications to you by email. It also allows you to send the same types of information to the ASSOCIATION by email.

Before agreeing to this Consent, please review and be aware of the following:

1. You are not required to agree to this Consent. As well, you may request that meeting notices and other matters be sent to you via first class mail.
2. You have the right to withdraw your consent at any time after agreeing to this Consent by providing the ASSOCIATION with written notice that you are withdrawing this Consent relative to electronic transmission. No fee will be charged for withdrawing this Consent.
3. This Consent to electronic transmission is broad, and may include transmission of meeting notices, and other information regarding the ASSOCIATION. This Consent represents consent under both California Corporations Code sections 20 and 21 (transmission to and from the ASSOCIATION). This Consent also meets the requirements for consent under the Federal Electronic Signatures in Global and National Commerce Act (15 U.S.C. Section 7001(c)(1)).
4. Consenting to electronic transmission via email requires that you have access to a computer, have a current email account in your name, and have provided your current email address to the ASSOCIATION.

The Member has read and understands the foregoing, and hereby provides this Consent to receive and send information, including but not necessarily limited to meeting notices, and other information regarding the ASSOCIATION, via email, until such time as this Consent is revoked in writing. Please return your completed consent to the Association's managing agent at the address above or to Noelle.Richards@omnicommunities.com.

Date: _____

Signature: _____

Print Name: _____

Property
Address: _____

Email: _____

NOTE: Please consider submitting this form. By consenting to electronic transmission you will help save mailing costs for your Association. Thank you!