



Hiddenbrooke Property Owners Association, Inc.
Open Board Meeting Minutes

Wednesday, August 19, 2020 – 7:30 PM or immediately following Annual Membership Meeting
Meeting held via Zoom Video Conference call

- I. **Open Session:** Call to Order 7:39 PM by Board President, Mike Nisperos
- II. **Attendance/Introductions**
 - A. **Present Board Members:** Mike A. Nisperos Jr - President, Chris Brittle – Vice President, Jagdip Singh – Secretary, and James Campagna – Members at Large
 - B. **Absent Board Members:** Dustin Bertolucci – Treasurer
 - 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
- III. **Open Forum:** Members commented on the fire dangers and the security guards post orders.
- IV. **Open Meeting Minutes:** Director Brittle motioned to approve the meeting Minutes for the Board of Directors Meetings on July 15, 2020 as presented. Director Nisperos seconded the motion and the motion carried.
- V. **Committee Reports:**
 - A. **Welcome Center Committee:** Committee Chair, Ed Medina, was not in attendance. Director Brittle reported that the committee is working with the security company to revise the post order to include guards staying outside the building for a portion of the shift. More information on this will be provided.
 - B. **Hiddenbrooke Architectural Review Committee (HARC):** Committee Chair Marcelline Mahern, was not in attendance. Director Brittle reported to the Board that the committee met on August 18 via Zoom and review plans for a custom home, trellis installations and tree removals.
 - C. **Hiddenbrooke Maintenance District Advisory Committee (HMD):** Director Brittle reported that the is continuing to work on the parkway project and performing an irrigation audit. He will be meeting with the city on August 26, 2020 to review various items.
- VI. **Financial Report:**
 - A. The Board reviewed the financial statements for July 31, 2020 as presented by T. Kalvass – OMNI. Director Brittle motioned to accept the financials as summarized below; Director Nisperos seconded the motion and the motion carried unanimously.
 - Operating accounts had a total balance of \$124,739.53
 - Accounts Receivable totals \$129,068.26
 - Total YTD net income is \$104,489.35
 - A. Comments on any large non-recurring expenditures or unusual bills. The Board reported there were no current large non-recurring expenditures.
 - B. Summary of Accounts Receivable – There are 316 accounts that are over 30 days delinquent.

VII. Report from Closed Session – August 19, 2020

A. The Board approved the minutes from the previous Executive Session Meetings, assessed fines and reviewed collections and compliance reports.

A. **Member Discipline: Hearings & Fines – Tonya Kalvass**

Meet & Confer hearings conducted	3
Fines assessed at previous meeting	13
Homes in collection – Pro Solutions	0
Homes with Small Claims Court Actions – Allied Trustee	13
Judgments received since last Board Meeting	0

A. **CC&Rs Violation Summary– As of 08/19/20 – OMNI**

Number of Fine letters sent	10
Number of violations on hold (New/Old)	95
Number of violations which were resolved	68
Recommended for fine (Closed Session Hearing)	23
Courtesy Notices sent	266
Next Site inspection drive for compliance	8/31/20

VIII. Upcoming Events and Future Agenda Items:

Next Open Board Meeting is scheduled for Wednesday, September 16, 2020 at 7:30 PM Via Zoom online video and phone call.

IX. Adjournment: The Board unanimously agreed to adjourn the meeting at 8:03 PM.

Chris Buttle 1/6/2021
Ratified by HPOA Board Member Date