



**Meeting Minutes**  
**Open Session - Approved**  
**Hiddenbrooke Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**Wednesday, January 18, 2017— 7:30 PM**  
**Hiddenbrooke Golf Club – Brookstone Room**

1) **Open Session:** Call to Order 7:53 PM by Jennifer Pollard, President

2) **Attendance/Introductions**

- A. **Present Board Members:** Jennifer Pollard, Kara Crockett, and Ian Forsyth,
- B. **Absent Board Members:** Allen Wildermuth
- C. **Service Providers:** Elizabeth Mathern (Administrative Assistant), Marcelline Mahern (HARC Manager) Maria Andrews (CC&R)

3) **Report from Closed Session—Summary Only**

A. **Member Discipline:** Hearings & Fines – Maria Andrews

Meet & Confer hearings conducted	None
Reimbursable assessments levied	None
New fines assessed	None
Homes in collection – Pro Solutions	2
Homes with Small Claims Court Actions	10
Judgments received since last Board Meeting	0

4) **CC&Rs Violation Summary:** Maria Andrews

A. **CC&Rs Violation Summary:**

Number of letters sent	16
Number of violations on hold	1
Number of violations which were resolved	23
Recommended for fine (Closed Session Hearing)	45
Emails answered/sent	96
Phone calls	49
Next Verification Drive	02/01/17

5) **Open meeting Minutes:** Director Forsyth motioned to approve the meeting minutes of Board

of Directors Meeting on November 18, 2016 as submitted. Director Crockett seconded the motion and the motion carried unanimously.

- 6) **Community Open Forum:** Homeowner from Fairway Villas area asked for an update on water main line and city response. Director Pollard will follow up with Richard Tirrell (Fairway Villas HOA President).
- 7) **Consent Calendar:**
  - A. Director Crockett motioned to approve the agenda as posted. Director Forsyth seconded the motion and the motion carried unanimously.
  - B. Board tabled approval of invoices and payments submitted due to transition to OMNI and transfer of funds from Union Bank to Sacramento Bank of Commerce. Board signed release of funds document to be sent to Union Bank.
- 8) **Financial Report-** Director Forsyth motioned to accept the financials for month ending December 31, 2016 and presented the following summary. Motion was seconded by Director Crockett and motion carried.
  - A. Financial Statements for December 31, 2016
    - a. Checking Account Balance \$36,691.33
    - b. Money Market Accounts and Certificates of Deposit \$123,851.35
    - c. No Comments on any large non-recurring expenditures or unusual bills were noted
- 9) **New Business**
  - A. New Board Positions Open (3)
  - B. Director Pollard motioned to appoint Allen Wildermuth to the Board Secretary position.
  - C. Director Forsyth motioned to appointment Tim Moore to the HARC. Director Crockett seconded the motion and the motion carried unanimously.
- 10) **Committee Reports:**
  - A. **Welcome Center:** Ed Medina presented option to replace security cameras at the Welcome Center in Executive session meeting. The board approve his recommendation to replace the cameras and to look for options for cameras at the fountain near I80 with a budget not to exceed \$5,000.00. HID funds to be used for camera expense.
  - B. **Hiddenbrooke Maintenance District Advisory Committee:** Birgit Rickert reported to board that Landcare Landscaping is doing a great job and will be working with them to enhance the parkway.
  - C. **Hiddenbrooke Architectural Review Committee:** Ian Forsyth that HARC met January 11<sup>th</sup> 2017 and sent minutes from that meeting to the board of directors as well as OMNI.
  - D. **Resident Access Program:** Nothing to report
  - E. **Hiddenbrooke Social Committees:**
    - 1) Welcome Baskets – Director Pollard purchased items for welcome baskets and sent invoice to be reimbursed to OMNI.
    - 2) Family Events – Director Crockett offered to research and plan an event and bring more information to a future meeting.
- 11) **Old Business:**

