



Hiddenbrooke Property Owners Association, Inc.
Open Session Meeting Minutes
November 18, 2020 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 7:30 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, 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:** Ed Medina (Welcome Center Manager), Marcelline Mahern (HARC Chairperson), Byrne Conley (HMD Chair)
 - c. **Announcements:** Becky Jolly is the new community manager for Hiddenbrooke. Please reach out to her for any questions or concerns. Contact information is becky.jolly@omnicommunities.com or 916-965-8964 Ext 101

- II. **Open Forum:** There is a no parking sign down near the entrance to the golf club. The sign has been reported through the see-click-fix app.

- III. **Meeting Minutes Approval:**
 - a. The Board reviewed the minutes from the October 21, 2020 open board meeting. Director Chris Brittle motioned to approve the meeting minutes, which was seconded by Director Mike Nisperos. The motion passed.

- IV. **Committee Reports**
 - a. **Committee Member Reports:**
 - i. Welcome Center – Chuck Cochongo reported for Ed Medina. There were no major safety issues to report in the community. Regarding the Welcome Center repairs, Director Brittle reported that the City will be sending out bid documents in December with the work expected to take a couple of weeks.
 - ii. Hiddenbrooke Architectural Review Committee (HARC) – Chair Marcelline Mahern reviewed the latest list of projects acted on by the Committee.
 - iii. Hiddenbrooke Maintenance District Advisory Committee (HMD) – Chair Conley summarized the last conference call with the City regarding a number of HMD items (detailed minutes included in Board packet). The major topic was the landscaping for the Hiddenbrooke Parkway and a report from the City consultant on the condition of the irrigation system. Another meeting is scheduled for November 30 to talk about the next step which would involve having the City landscape consultant prepare a conceptual plan for what the landscaping would look like. As reported before, the funding source for this large project would be the surplus in the City’s HID bond account.
 - b. **Sale of Golf Course:** One prospective buyer has signed a Letter of Intent with the seller. The Broker has indicated that they are getting closer to a purchase agreement, but that everything is still under review during the due diligence period. The outcome should be known by mid-December. Director Brittle and several other HPOA members continue to discuss and meet with City Staff to explore the option of City ownership if there is no

sale.

V. **Financials**

- a. The Board reviewed and accepted the October 2020 Financials.
 - i. Operating accounts had a total balance of \$112,553.51
 - ii. Accounts Receivable totals \$120,983.39
 - iii. Total YTD Net Income \$68,518.60
- b. There were no comments on any large non-recurring expenditures or unusual bills.
- c. Summary of Accounts Receivable- There is a total of 175 accounts over 30 days delinquent.

VI. **Report from Closed Sessions October 21, 2020 summary**

- a. Member Discipline: OMNI report
 - i. 37 Hearings Conducted
 - ii. 30 New Fines Assessed
 - iii. 1 Fine waived

VII. **OMNI Community Management: Report**

- a. Compliance site drive in September 2020
 - i. 137 Compliance Notices sent.
 - ii. Compliance Issues resolved- Currently being audited.
 - iii. Violations on Hold- Currently being audited.

VIII. **Unfinished Business:**

- a. **Email Notification-** The Board continues to encourage the community to sign up for email only distribution of documents to save the Association money. We also encourage everyone to use the OMNI web portal for Hiddenbrooke as it allows members to access their account information including any violation letters and associated photos.

IX. **New Business:**

- a. **Appoint Board position-** Director Brittle motioned to appoint Laurie Foster to serve on the Board to replace Dustin Bertolucci who has resigned. The motion was seconded by Director Nisperos and passed unanimously.
- b. **Officer Positions-** The Board will remain with the same positions except for Laurie who will take over as Treasurer, which was Dustin's position.
- c. **Website-** Birgit Rickert, web manager, reported that there have been problems with the Hiddenbrooke website due to changes made by the hosting company. The easiest and least costly solution would be to move the website over to a new server which Birgit uses. Director Brittle motioned to approve Birgit Rickert as the new host provider for the Association's website as well as continue to serve as the administrator, which was seconded by Director Singh. The motion passed unanimously. Birgit will be repaid by the Association for any funds expended in hosting and administering the website.
- d. **CC&Rs: Parking Enforcement and Painting-** Director Brittle reported on continuing parking problems in the Orchards and the difficulty with enforcing the parking CC&Rs. He suggested various ways the issue could be better addressed, including ways owners could demonstrate they are using their garage and driveway for parking of vehicles. The Board can adopt Parking Rules as needed, but the topic was referred to OMNI to come up with more suggestions at the next Board meeting. Since the winter is not conducive to painting of homes, painting Courtesy Notices will be tabled until Spring of 2021. The Board will determine in early 2021 the painting inspection schedule.

X. **Adjourn Meeting:** The meeting was adjourned at 8:41 PM

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