



Hiddenbrooke Property Owners Association, Inc.

Open Session Meeting Minutes

October 21, 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, Jagdip Singh – Secretary, and James Campagna – Members at Large
 - ii. **Absent Board Members:** None
 - 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 were no issues or questions for open forum.
- III. **Board President's Report:** Director Mike Nisperos spoke about the District 1 Candidates night. The night was a success and 2 of the potential candidates may attend at least quarterly the HPOA meetings.
- IV. **Meeting Minutes Approval:**
 - a. The Board reviewed the minutes from the September 16, 2020 open board meeting. Director Mike Nisperos motioned to approve the meeting minutes, which was seconded by Director Jagdip Singh. The motion passed.
- V. **Committee Reports**
 - a. **Committee Member Reports:**
 - i. Welcome Center – Ed Medina reported that everything was continuing with the current actions and no changes. Director Brittle said that he had been in contact with the City, they are working on bid documents for the repairs to the interior of the Welcome Center, and the work will go to the low bidder. It is anticipated that the work will take 10 days once approved.
 - ii. Hiddenbrooke Architectural Review Committee (HARC) – Chair Marcelline Mahern reported on the last Committee meeting. Eight projects were reviewed and two applicants were asked to resubmit. , There were three solar projects and another three who recently submitted. One Custom Home is in the review process. Marcelline noted that while the Committee has previously approved 7 Custom Homes to date, none have been built. Director Chris Brittle gave a reminder that fences cannot be painted red. There is a list of approved colors of stain/paint on the Hiddenbrooke website.
 - iii. Hiddenbrooke Maintenance District Advisory Committee (HMD) – Director Brittle updated the Board concerning HMD items, including work on the Hiddenbrooke Parkway.
 - b. **Sale of Golf Course:** Director Brittle reported that there was another meeting with the

City on September 23 to discuss the future of the Golf Course and possible City ownership if there is no buyer. A new development is that one potential buyer did sign a Letter of Intent in early October, but that is not a commitment to buy the Golf Course. The LOI sets out some basic understandings by both parties. Director Brittle said the details of the buyer's proposal are not known, but the group meeting with the City has stressed that any new housing on the Golf Course would be contentious in the community. A representative for a homeowner in Hiddenbrooke submitted a letter to the Board and spoke at the meeting about the possibility that some recent City actions would leave the door open for looking at some housing on the Golf Course property.

- c. **Recap of District 1 Candidates Night-** Becky Jolly reported on a successful Candidates night and good attendance by residents. A series of questions were posed to the City Council candidates for District 1 representing Hiddenbrooke and there were some thoughtful responses, This event is something that the Board could consider doing again for the next District election.

VI. Financials

- a. The Board reviewed and accepted the September 2020 Financials.
 - i. Operating accounts had a total balance of \$114,308.08
 - ii. Accounts Receivable totals \$122,234.49
 - iii. Total YTD Net Income \$72,783.87
- b. There were no comments on any large non-recurring expenditures or unusual bills.
- c. Summary of Accounts Receivable- There is a total of 177 accounts over 30 days delinquent.

VII. 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

VIII. OMNI Community Management: Report

- a. Compliance site drive in September 2020
 - i. 117 Compliance Notices sent.
 - ii. Compliance Issues resolved- Currently being audited.
 - iii. Violations on Hold- Currently being audited.

IX. Unfinished Business:

- a. None

X. New Business:

- a. **Board position-** Dustin Bertolucci has resigned from the Board. The Board thanked him for his service. The Board will be sending out a call for candidates. Director Mike Nisperos motioned to appoint Director Chris Brittle and Jagdip Singh to be the primary interviewers of the candidate with Director Mike Nisperos as the alternate if one of the others could not attend, which was seconded by Director James Campagna. The motion passed.

XI. Next Meeting Date: Next Open Board Meeting – November 18, 2020 at 7:30 PM

XII. Adjourn Meeting: The meeting was adjourned at 8:16 PM

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