



**Hiddenbrooke Property Owners Association, Inc.**  
**Open Session Meeting Minutes**  
**September 16, 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:** Dustin Bertolucci – Treasurer, and 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](mailto:becky.jolly@omnicommunities.com) or 916-965-8964 Ext 101
  
- II. **Open Forum:** The members spoke about various community items.
  
- III. **Board President’s Report:** Mike Nisperos gave an update about the community.
  
- IV. **Meeting Minutes Approval:**
  - a. The Board reviewed the minutes from the August 19, 2020 open board meeting. Director Chris Brittle 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 on the Welcome Center and security items.
    - ii. Hiddenbrooke Architectural Review Committee (HARC) – Director Chris Brittle summarized the actions taken at the last committee meeting.
    - iii. Hiddenbrooke Maintenance District Advisory Committee (HMD) – Director Chris Brittle updated about the ongoing status of items with the HMD. Including work on the Hiddenbrooke Parkway.
  - b. **Sale of Golf Course:** There are two offers, but no new information on the status of either. HPOA had a second meeting with the City to discuss the possibility of the City taking over the Golf Course if for some reason the sale to a private buyer does not go through. It is clear from the meeting that the City would be concerned about using General Funds to buy or operate the golf course.
  
- VI. **Financials**
  - a. The Board reviewed and accepted the August 2020 Financials.
  - b. There were no comments on any large non-recurring expenditures or unusual bills.
  - c. Annual CPA Financial Review- Director Jagdip Singh motioned to approve the financial

review as done by the CPA, which was seconded by Director Chris Brittle. The motion passed.

**VII. Report from Closed Sessions September 16, 2020 summary**

- a. Member Discipline: OMNI report
  - i. 34 Hearings Conducted
  - ii. 25 New Fines Assessed
  - iii. 13 Collection Actions
- b. Third Party Contracts (HARC Administrator)- The Board announced that Marcelline Mahern would continue as the chair for the HARC committee.

**VIII. OMNI Community Management: Report**

- a. Compliance site drive on August 31, 2020
  - i. 114 Compliance Notices sent.
  - ii. 34 Compliance Issues resolved
  - iii. 35 Violations on Hold

**IX. Unfinished Business:**

- a. None

**X. New Business:**

- a. **OMNI Web Portal-** OMNI provides a web portal for the membership to log into to review their accounts. The portal also has a meeting calendar with web links. Members can see all compliance and other items relating to their property. Members can reach out to Becky Jolly for help with long in information.
- b. **New CC&R Verification Committee-** Director Nisperos presented the idea of having a new committee, called the CC&R Verification Committee, which would serve to verify and help resolve any violation issues brought up to the Board by members. He suggested that the Committee include himself, Director Singh, and one member from the community not on the Board. Director Brittle moved to establish the Committee and seconded by Director Jagdip Singh. The motion passed.
- c. **HARC Committee Appointments-** Director Chris Brittle motioned to approve new two-year memberships for Marcelline Mahern and Troy Killorn which was seconded by Director Mike Nisperos. The motion passed.

**XI. Next Meeting Date: Next Open Board Meeting – October 21, 2020 at 7:30 PM**

**XII. Adjourn Meeting: The meeting was adjourned at 8:05 PM**

Chris Brittle 6/16/2021  
Ratified by HPOA Board Member      Date