



**Hiddenbrooke Property Owners Association, Inc.**  
**Open Session Meeting Minutes**  
**April 21, 2021 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 7:32 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, Laurie Foster- Treasurer, 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:** Marcelline Mahern (HARC Chairperson), Byrne Conley (HMD Chair)
  - c. **Announcements:** If you have not already, please sign up for digital communications from the association. This saves on valuable resources and allows for faster communication. You should also reach out to Becky to obtain your log in information for the association web portal.
  
- II. **Open Forum:** The Board listened to the members comments regarding a new crosswalk on Bennington. The Board later approved to proceed with this request.
  
- III. **Meeting Minutes Approval:**
  - a. **March 17, 2021 Board Meeting Minutes-** Director Chris Brittle motioned to approve the minutes which was seconded by Director Jagdip Singh. The motion passed.
  
- IV. **Committee Reports**
  - a. **Committee Member Reports: Welcome Center** –No report
  - b. **Hiddenbrooke Architectural Review Committee (HARC)** – Chair Marcelline Mahern reviewed the latest list of projects acted on by the Committee.
  - c. **Hiddenbrooke Maintenance District Advisory Committee (HMD)** – The report was prepared by Chair Conley and shared with the membership on the redesign of the front entry.
  - d. **Welcome Committee-** Director Foster reported that there were 21 new Owners in the Association for the 2021 calendar year-to-date. The 2020 report decreased by two Owners, from 59 to 57 total for the year, due to the resale of two homes that were sold in 2020. Welcome Committee contacts continue via mail due to COVID, but they hope to resume in-person contacts in the near future.
  - e. **Golf Course Sale – Update** - Director Brittle reported that there is a new potential buyer for the Golf Course who is under contract and in the due diligence phase.
  
- V. **Financials**
  - a. The Board reviewed and accepted the March 2021 Financials.
    - i. Operating accounts had a total balance of \$96,321.90

- ii. Accounts Receivable totals \$1 19,972.48
- iii. Total YTD Net Income \$44,283.64
- b. There were no comments on any large non-recurring expenditures or unusual bills.
- c. Summary of Accounts Receivable- There is a total of 132 accounts over 30 days delinquent.

**VI. Report from Closed Sessions March 17, 2021 summary**

- a. The Board is reviewing all compliance.

**VII. OMNI Community Management: Report**

- a. Compliance site drive in March 2021 OMNI report, the Board is reviewing all compliance.

**VIII. Old Business:**

- a. **Welcome Center Cleaning Attendant-** This is ongoing. Tabled for a future meeting.
- b. **Board Election-** The election is scheduled to occur on June 30, 2021 at the Annual Meeting. There will be an information Zoom Meeting with Mike Nisperos and Chris Brittle on May 20,
- a. **2021.Election Rules-** Director Jagdip Singh motioned to approve the attorney to complete new election rules, which was seconded by Director Chris Brittle. Motion passed

**IX. New Business:**

- a. **Budget 2021-2022-** Director Chris Brittle motioned to approve as submitted, seconded by Laurie Foster. The motion passed.
- b. **Annual Notice Schedule-** To be mailed with the ballots.
- c. **Spring 2021 Newsletters –** The Board recently published a new online newsletter. The goal is to prepare two newsletters a year.
- d. **Quarterly Statements –** There are a number of members who have not paid their annual dues for a number of years. In an effort to make homeowners aware of money they owe the Association, the Board approved issuing quarterly statements starting next fiscal year.
- e. **Painting Inspection-** Painting inspections will start with the next inspection drive.
- f. **Bennington Crosswalk-** The Board discussed the addition of a new crosswalk on Bennington. They agreed to proceed with the request through the City of Vallejo.

**X. Adjourn Meeting:** The meeting was adjourned at 8:32 PM to continue Executive Session.

DocuSigned by:  
  
5824098F0665440A

6/10/2021

Ratified by HPOA Board Member    Date