



Hiddenbrooke Property Owners Association, Inc.
Open Session Meeting Minutes
February 16, 2022, at 7:30pm
Meeting held electronically via Zoom

- I. Call Meeting to Order:** The meeting was called to order at 7:32 pm.
- a. **Establish a quorum - Attendance/Introductions:**
 - i. **Present Board Members:** Jagdip Singh, Laurie Foster, Robert Schussel, James Campagna
 - ii. **Absent Board Members:** Andre Crisp (excused)
 - iii. **OMNI Community Management:** Noelle Richards, Community Manager
 - iv. **Invited Committee Chairs:** Byrne Conley (HMD Chair), Marcelline Mahern (HARC Chair), Chuck Cochongco (Welcome Center)
 - b. **Announcements:**
 - i. The HARC and HPOA Board email addresses were changed due to technical difficulties with the old addresses. Please be sure to update your address book to reflect the following email addresses:
HARC – hharc@protonmail.com
HPOA Board – hpoaboard@protonmail.com
 - ii. As a reminder, short-term rentals such as Airbnb and VRBO are not permitted in the Association per section 5.4 of the CC&R's.
 - iii. Jen Pollard is looking for volunteers to join the Social Committee. If interested, please contact jenpollard1@gmail.com.
 - iv. The Board has not seen any activity on the permanent blue street signs in 2022 but will continue following up on the status of this project.
- II. Open Forum:** Members discussed the Neighborhood Watch group, which will be having a meeting soon and another next Summer. It was also noted that the Bocce Court renovations at Hiddenbrooke Park are being considered by the Greater Vallejo Recreation District. It was announced that the City of Vallejo would hold a Virtual Town Hall on February 23rd at 6pm. The information about the Town Hall and how to sign up will be emailed to all Hiddenbrooke addresses ahead of the event.
- III. Meeting Minutes Approval:**
- a. **January 19, 2022, Board Meeting Minutes-** Director Foster motioned to approve of the drafted minutes as presented. Director Schussel seconded the motion and it carried.
- IV. Committee & Guest Reports**
- a. **Committee Member Reports: Welcome Center** – Mr. Cochongco reported that the Flock camera was installed to supplement the current security camera setup at the welcome center. Property theft has occurred in the area, but some of the stolen items were recovered and information captured on security and Flock cameras were sent to the police. There were two collisions recently, one involving a fire hydrant that was cleaned up quickly and the other resulting in debris on Hiddenbrooke Parkway that they hope is cleaned up soon. An investigation is

underway to determine whether an overgrown branch will affect footage obtained with the Flock camera.

- b. **Hiddenbrooke Maintenance District Advisory Committee (HMD)** – Mr. Conley reported that plans for the Parkway Project will be 95% done by February 18th and fully complete by March 20th. While the Flock cameras were installed, the police department did not uphold their end of the agreement by installing a second camera. The HMD is working on obtaining answers on why this did not occur. The HMD is lobbying to use the budget surplus to lower tax bills for the community. A member asked whether a redwood tree would be removed as part of the Parkway Project and it was confirmed that this was in the plan as the tree is not native to the region and the root system is directly under the road. The City is preparing an architectural rendering to show how the entry to the Welcome Center area would look without the tree. Members requested that attempts be made to save the tree.
- c. **Hiddenbrooke Architectural Review Committee (HARC)** – Ms. Mahern notified the Membership of pending and recently approved applications. She reported that recent legislation (Senate Bill 9, effective January 1, 2022) has encouraged a request to subdivide a Lot in Hiddenbrooke. The applicable provisions of the CC&R's may need to be reviewed to confirm they are written in a way to protect Hiddenbrooke from the new legislation.
- d. **Welcome Committee**- Director Foster notified the community that the Committee is continuing distanced first connections to new Owners. There were 79 escrow changes in 2021, but due to a delay from title companies, this number may still rise. So far, the Association was notified of 5 escrow changes in January.

V. **Financials**

- a. The Board reviewed and accepted the January 2022 Interim Financial Reports as presented by OMNI Community Management.
 - i. Operating accounts had a total balance of \$128,200.46 as of January 31, 2022
 - ii. Assessments Receivable totals \$65,821.49
 - iii. Total YTD Net Income \$51,937.42
- b. Collections Summary
 - i. Current Number of Delinquent Accounts: 99
 - ii. Current Delinquency Balance: \$77,773.44
 - iii. The Grove Delinquencies: 73
 - iv. Current Grove Delinquency Balance: \$52,695.00
 - v. Accounts Sent to Collections in January: 4

VI. **Report from January 26, 2022, Closed Executive Session**

- a. Member Discipline: OMNI Report
 - i. Hearings conducted: 43
 - ii. New Fines Assessed: 20
 - iii. Collection Actions: 4 Small Claims

VII. **OMNI Community Management: Report**

- a. Compliance Site Inspection – January 2022

- i. Courtesy Notices: 65
- ii. Resolved Violations: 121
- iii. Violations on Hold: 7

VIII. New Business:

- a. **Additional Account Statements** – Management reported that the additional statements in October appeared to have resulted in \$6,974 in assessments collected while the cost to send the letters was \$187.44. Director Foster motioned to send additional statements in February. The motion as seconded by Director Schussel and it carried.
- b. **Board Meeting Location** – Director Foster reported that contact was made with the Golf Club for information on renting a room for meetings with a possible return to in person meetings in April or May. The Board will continue discussion at the next meeting.

IX. Adjourn Meeting: The meeting was adjourned at 8:38 PM.

Andre Crisp

03 / 17 / 2022

Ratified by HPOA Board Member Date