



Hiddenbrooke Property Owners Association, Inc.
Open Session Meeting Minutes
May 18, 2022, at 7:30pm
Meeting held electronically via Zoom

I. Call Meeting to Order: The meeting was called to order at 7:33 pm.

a. **Establish a quorum - Attendance/Introductions:**

- i. **Present Board Members:** Laurie Foster, Robert Schussel, Jag Singh, James Campagna, and Troy Killorn
- ii. **OMNI Community Management:** Jenn Crocker, Community Manager
- iii. **Invited Committee Chairs:** Byrne Conley (HMD Chair), Marcelline Mahern (HARC Chair), and Chuck Cochongco (Welcome Center)
- iv. **Absent Committee Chairs:** Byrne (HMD Chair) - excused

b. **Announcements:**

- i. The Golf Club is offering a Membership for use of the Pool & the Fitness Center. If you want to sign-up, you'll need to send an application and a check for the \$150 Sign-up Fee to the club by May 20. If you have questions that are not covered on the 'FAQ' that was emailed, you can call Chris Johnson, Golf Club GM, at 707-558-0330.
- ii. Please contact GVRD to encourage them to make improvements to the Bocce Courts at the HB Park. Please email the GVRD Manager at glanusse@gvrd.gov,
- iii. Reminder – short-term rentals (Airbnb – VRBO) are not allowed in Hiddenbrooke.
- iv. Please provide your email address to OMNI so that we can communicate with you in the easiest and least expensive manner.

II. Open Forum: A homeowner reported problems with rodents at the pond located on Hole #10 of the Golf Course. The rodents come into the yards of homeowners near the pond. She hopes the Golf Course will fix the problem. Director Foster said she would contact the Golf Course GM to ask to have the pond filled in asap. Another owner requested that the association notify the members on what day the OMNI site inspection is scheduled each month. She thought it would be helpful for owners to know the inspection date so people could put their garbage bins away and possibly address other pending violation matters. The Board let the owner know that they will discuss this in a separate meeting.

III. Meeting Minutes Approval:

- a. **April 20, 2022, Board Meeting Minutes-** Director Schussel motioned to approve the meeting minutes from April 20, 2022. Director Killorn seconded the motion and it was unanimously approved by the Board.

IV. Committee & Guest Reports

- a. **Welcome Center Report** – Chuck Cochongco. Welcome Center renovations are in process and are expected to be done in the next 2-3 weeks. The guards are available 24/7 by phone. Mr. Cochongco also updated the community about a traffic accident that occurred recently at the intersection of the Parkway

and Songwood Road. The City of Vallejo hold the driver responsible for the cost of replacing the light pole that was knocked down. There was a short discussion about the blind curve in this area and the need for improved safety. Mr. Cochongco suggested that a flashing light may be an option to warn people to slow down when driving in this area. Mr. Cochongco and the board will consider some ways to improve the safety on that section of the Parkway.

- b. **Hiddenbrooke Maintenance District Advisory Committee (HMD)** – Director Foster provided the HMD report on behalf of Byrne Conley. The HMD budget will be considered at the City Council Meeting June 14th. The proposed tax changes will decrease the HMD tax for every home by \$84. There is also a proposed decrease for the HID tax. The HID decrease amount varies depending on the neighborhood (some developers already paid the tax for their owners). The Parkway project has been delayed again. On March 23, at a Zoom meeting, it was agreed to proceed with the parkway project without the removal of a big redwood tree near the Welcome Center. We hoped to have bids done in April but that was delayed. The City now plans to get bids in June, to approve a contract in July and to begin work in August. Mr. Conley is still trying to have a second Flock camera installed at the Welcome Center. We were not able to get an update about this from VPD for this meeting.
- c. **Hiddenbrooke Architectural Review Committee (HARC)** – Ms. Mahern notified the Membership that 13 applications were approved at the April HARC Meeting, including one custom home. There is another custom home that is currently under review and the owner will be submitting final plans in May. Ms. Mahern announced that the Committee would like the Board to consider approving an increase to the custom home review fee to \$200 to cover the rental room fee charges that are incurred to meet in person. Currently, the fee is \$150 for custom homes and \$50 for all other applications. The Board will discuss this during New Business. Ms. Mahern said the HARC Committee is in need of volunteers and if anyone is interested they can email her at hharc@protonmail.com. The next HARC Committee meeting will be June 8th.
- d. **Welcome Committee-** Director Foster informed the members that the Committee has started meeting with new owners in person. We have had 24 new homeowners in 2022.
- e. **Social Committee-** Director Foster reported that the Social Committee will host an Ice Cream Social at Hiddenbrooke Park on June 18 from 1 to 3. The committee will welcome any volunteers who might like to help that day. Volunteers can email Jen Pollard at jenpollard1@gmail.com, or they can email the board at hpoaboard@protonmail.com. Director Foster also said the Social Committee is working with the Golf Club on plans for a National Night Out event on August 2nd. In addition, we will have another Community Yard Sale in the Fall and another Home Decorating Contest in December.

V. Financials

- a. The Board reviewed and accepted the April 30, 2022, Interim Financial

Reports as presented by OMNI Community Management.

- i. Operating accounts had a total balance of \$127,141.56 as of April 30, 2022
- ii. Assessments Receivable totals \$61,164.11
- iii. Total YTD Net Income \$46, 252.68
- b. Collections Summary
 - i. Current Number of Delinquent Accounts: 136
 - ii. Current Delinquency Balance: \$61,164.11
 - iii. The Grove Delinquencies: 73
 - iv. Current Grove Delinquency Balance: \$52,695.00
 - v. Accounts Sent to Collections in April: 2

VI. Report from April 27, 2022, Closed Executive Session

- a. Member Discipline: OMNI Report
 - i. Hearings conducted: 19
 - ii. New Fines Assessed: 11
 - iii. Collection Actions: 2 Small Claims

VII. OMNI Community Management: Report

- a. Compliance Site Inspection – April 2022
 - i. Courtesy Notices: 202
 - ii. Resolved Violations:38
 - iii. Violations on Hold: 5

VIII. Old Business:

- a. **Election-** The Board announced that only two Candidate Nomination forms were received by the May 6 deadline. We only have two open positions so the election is uncontested. The new board members will be announced at the Annual Meeting on June 15th.
- b. **Annual Report-** Director Foster informed the Board that she is working on an Annual Report with the help of three Committee Chairs. This report will provide a summary of what the association has accomplished in the past year. It will also provide details as to what projects are still pending. We will recognize our many volunteers and thank them for their hard work this past year.
- c. **Annual Meeting-** The Annual Meeting will be held on June 15th at the Hiddenbrooke Golf Club, and on Zoom. A representatives of the Golf Club will be our guest speaker.
- d. **SB 9 (Lot Subdivision) and Legal Opinion Discussion-** Director Foster updated the Board that the denial letter for the Lot Subdivision request, that was discussed at the last meeting, was mailed, and emailed to the homeowner this month. The owner confirmed via email that he received the letter.

IX. New Business:

- a. **HARC Fees Change-** The Board discussed the proposed HARC fee for the final review on custom homes. HARC would like to charge a fee of \$200 per meeting, at the discretion of HARC. Director Schussel made a motion to approve this new fee. Director Killorn seconded the motion and it was carried unanimously by the Board.

- b. **Park Landscaping Change-** Director Foster shared a success story regarding a change in landscaping at the Hiddenbrooke Park. A resident had notified the board that they had a minor injury when they fell into a rose bush at the park. This raised a concern about children falling into the bushes. The board notified GVRD that it was dangerous to have rose bushes close to the play areas and near the basketball court. GVRD arranged for their landscaping company to replace several of the rose bushes in those areas. Thank you to GVRD!

X. **Adjourn Meeting:** The meeting was adjourned at 8:26 p.m.



06 / 23 / 2022

Ratified by HPOA Board Member Date