



Hiddenbrooke Property Owners Association, Inc.
Open Session Meeting Minutes
August 17, 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, Joseph Joslin, 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:** Marcelline Mahern (HARC Chair- excused)
 - b. **Announcements:**
 - i. Mark your calendars for the Community Yard Sale happening on October 1st. More details will be provided soon.
 - ii. Landscaping reminder- Quality landscaping is very important year-round to protect the appearance of the community and our property values.
 - iii. Please provide your email address to OMNI so that we can communicate with you in the easiest and least expensive manner.

- II. **Open Forum:** The Members that were present did not have any questions or comments for Open Forum.

- III. **Meeting Minutes Approval:**
 - a. The Board reviewed the Annual Meeting Minutes from June 15, 2022, and the Open Meeting Minutes from July 20, 2022. Director Schussel made a motion to approve both Minutes. Director Foster seconded the motion and it was unanimously approved by the Board.

- IV. **Committee & Guest Reports**
 - a. **Welcome Center Report** – Chuck Cochongco, Committee Chair, announced that he had no major updates regarding the Welcome Center. However, he and Director Schussel discussed the installation of the second Flock camera and the Sheriff’s Department informed them that it was never authorized for the community.

 - b. **Hiddenbrooke Maintenance District Advisory Committee (HMD)** –Byrne Conley, Committee Chair, reported that HMD is working with the City on the Parkway project, but there are bidding process delays. The Committee has been reviewing a proposal that would have HMD take over some areas that are supposed to be maintained by the Golf Course as there has been a concern about the lack of maintenance in certain areas. HMD will discuss adding these items to the New Image landscaping contract should the owners of the Golf Course agree to have them on their property. Byrne also reported that HMD has asked the City to trim back the trees near the Orchard and to install a new sign on the exterior of the Welcome Center. Lastly, HMD has asked the City to

install a Stop sign at Songwood and Bennington.

- c. **Hiddenbrooke Architectural Review Committee (HARC)** – Director Killorn provided the HARC report on behalf of Marcelline Mahern. The report included information that nine applications were reviewed at the last HARC meeting. These applications included things for solar, painting, deck replacements, fencing, and landscaping. The next HARC meeting will be held on September 14th.
- d. **Welcome Committee**- Director Foster informed the members that there were no Escrows in the month of July, so the Committee did not need to meet with any new owners.
- e. **Social Committee**- Director Foster reported that a Community Yard Sale will be taking place on October 1st and the website will be updated with details soon. Director Foster also let everyone know that the National Night Out Event was a huge success and they plan to host this again next year.

V. Financials

- a. The Board reviewed and accepted the July 31, 2022, Interim Financial Reports as presented by OMNI Community Management.
 - i. Operating accounts had a total balance of \$181,482.40 as of July 31, 2022
 - ii. Assessments Receivable totals \$87,757.09
 - iii. Total YTD Net Income \$105,628.43
- b. Collections Summary
 - i. Current Number of Delinquent Accounts: 297
 - ii. Current Delinquency Balance: \$86,757.09
 - iii. The Grove Delinquencies: 82
 - iv. Current Grove Delinquency Balance: \$62,225.00
 - v. Accounts Sent to Collections in July: 2

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

- a. Member Discipline: OMNI Report
 - i. Hearings conducted: 27
 - ii. New Fines Assessed: 8
 - iii. Collection Actions: 2

VII. OMNI Community Management: Report

- a. Compliance Site Inspection – July 28, 2022
 - i. Courtesy Notices: 85
 - ii. Resolved Violations: 13
 - iii. Violations on Hold: 21

VIII. New Business:

- a. **Management Transition:** Jenn Crocker, with OMNI Community Management, announced to the membership that Hiddenbrooke will be selecting a new management company to start on October 1, 2022. More details will be provided to the membership once the Board has selected a new

company.

- b. **Billing Schedule & Additional Statements:** The Board reviewed and discussed three different options for sending statements to the membership once the new management company begins. Director Foster made a motion to accept option b, which includes sending statements to members five times a year, which includes the months of June, August, October, January, and March. Director Schussel seconded the motion and it was unanimously approved by the Board. The Board requested that OMNI Community Management review the list of owners who have credits on their accounts and mail reimbursement checks to owners who have credits over 60 days old.

IX. Adjourn Meeting: The meeting was adjourned at 8:07 p.m.



09 / 22 / 2022

Ratified by HPOA Board Member Date