



Hiddenbrooke Property Owners Association
Agenda for General Session Meeting of the Board of Directors
Wednesday, September 20th, 2023 at 7:00pm

Zoom Meeting Web Address:

<https://us02web.zoom.us/j/85433918862?pwd=b0xrQXlaeld5RkRvNzI5SR3R1cklIUT09>

Zoom Meeting ID: **854 3391 8862**

Zoom Meeting Passcode: **529558**

You can also dial in using your phone: **1-669-444-9171**

****Open to membership****

I. Call Meeting to Order – President

- a. Verification of Meeting Notice/Agenda**
- b. Establish a quorum - Attendance/Introductions:**
- c. 2022-2023 Board Members:** Robert Schussel, Joseph Joslin, Laurie Foster, Ed Thomas, and James Campagna
- d. Service Providers:** Jessica Guerrero – RealManage
- e. Invited Committee Chairs:** Marcelline Mahern (HARC Chair), Byrne Conley (HMD Chair), and Chuck Cochongco (Welcome Center)
- f. Announcements:**
 - i. HPOA correspondence is mailed from our manager, RealManage, in Dallas Texas
Please read all correspondence from HPOA that comes to you in your mail .
For most issues, please contact RealManage at HIDDENBR@CiraMail.com rather than using the HPOABoard@protonmail.com. The protonmail.com email site is only monitored 2 to3 times a week and should NOT be used for questions about violations and fines.
 - ii. HARC - Reminder - Don't do projects without HARC approval. HARC approval is needed for changes, improvements or enhancements to your house, fencing or yard. The Guidelines, CC&R's & HARC applications are on hiddenbrookeonline.org.
 - iii. Please provide your email address to RealManage so that we can communicate with you in the easiest and least expensive manner.
 - iv. There are 4 sub HOA's in Hiddenbrooke - The Village, Reflections, Fairway Villas and The Summit. If you are in a sub HOA you are also in HPOA with annual dues.
 - v. Please keep your fences in good repair and keep them stained, Please see the "Fence Stain Guidelines" on the HARC page on hiddenbrookeonline.org

II. Focus Topic (20 Minutes)

- a. Solano Resource Conservation District. Fire Safe Councils- mobilize neighbors to better protect their communities from wildfire.

III. Meeting Minutes Approval:

- a. Review & Approve the July 19th, 2023 Open Board Minutes

IV. Committee Reports

- a. Hiddenbrooke Welcome Center – Chuck Cochongco
- b. Hiddenbrooke Maintenance District (HMD) Committee – Byrne Conley
- c. Hiddenbrooke Architectural Review Committee – Marcelline Mahern
- d. Welcome Committee – Chris Anthony
- e. Social Committee – Jen Pollard

V. Financials

- a. Review and accept August 2023 Financials

VI. Disclosure from August 23rd, 2023. Closed Executive Session

- a. Member Discipline:
 - i. Hearings Conducted: 12
 - ii. New Fines Assessed: 6
 - iii. Collection Actions: 3

VII. New Business:

- a. Request to Have Legal Attend Next ES
- b. HARC Guidline Updates & Rules (Custom home, xeriscape, tree maintenance, Artificial turf, submittal requirements & rules and policies for yard maintenance)
- c. Make Efforts to Increase the Number of Email Addresses From Residents
- d. Request to Update Attendance Policies and Create Code of Ethics
- e. Proposed– Hiddenbrooke Residents-Common Interest Committee (CIC)
- f. Change Inspection, ES Meeting, and Open Meeting Days

VIII. Open Forum – *Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of HPOA may speak now. Each speaker should state his/her name and address for the record and is limited to three (3) minutes. Secretary will track time. Please use the raise your hand feature under the Reactions menu to be called on or send a direct message to Jessica to ensure you are called on.*

IX. Adjourn