



Hiddenbrooke Property Owners Association
Agenda for General Session Meeting of the Board of Directors
Wednesday, March 27th, 2024 at 7:00pm

Zoom Meeting Web Address:

<https://us02web.zoom.us/j/85433918862?pwd=b0xrQXlaeld5RkRvNzlSR3R1cklIUT09>

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. 2024 Board Members:** Robert Schussel, Joseph Joslin, Laurie Foster, Troy Killorn, Marco Moroyoqui
- d. Service Providers:** Michelle Randolph – 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
 - vi. Your HPOA is seeking community volunteers for the Social Committee. Jennifer Pollard, Renee Go, and Pati Iovani have recently resigned, and the Board of Directors would like to thank them for their hard work and service to our community.
The Board is looking for creative people with initiative and a desire to help plan and organize events, are great communicators able to appeal to the full diversity and inclusivity of the community and believe in creating positive experiences for all our members. If interested, the Board would like to hear from you. Email us at hpoaboard@protonmail.com.

II. Focus Topic:

- a . Focus Topic--Experts input about the proposed Roundabout**
Fred Warren (former project manager for large industrial projects) and Byrne Conley (lawyer) will discuss question that need to be addressed and next steps.

III. Meeting Minutes Approval:

- a. Review & Approve the January 24th, 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 – Joseph Joslin**

V. Financials

- a. Review and accept February 2024 Financials
- b. Treasurers Report
- c. Collection & Delinquency Summary

VI. Disclosure from March 20th, 2024, Closed Executive Session

- a. Member Discipline:
 - i. Hearings Called: 10
 - ii. Hearings Attended: 2
 - iii. New Fines Assessed: 10
 - iv. Collection Actions:0

VII. New Business:

- a. Annual Meeting Details
- b. Code of Conduct & Ethics- Board

VIII. Old Business

- a. Reminder of Fine Schedule
- b. Roundabout Updates

IX. President's Tips

a. Reseeding Bare spots

Fall and Spring are the best times to try to reseed bare spots in your lawn.
Below are the steps you should follow.

Prepare the planting area

- 1) Aerate the soil by using a rake. For larger areas machines are available to break up the soil.
- 2) Buy cool weather grass seed. Do some research as maintenance and watering requirements vary.
Be aware that some varieties of grass such as Bermuda grass are considered invasive.

Pre-germinate grass seed

- 1. Soak your seed in a burlap bag or cheese cloth for 24 hours in water.
- 2. Spread the seed out on a clean, dry surface after draining it.
- 3. Leave the seed to dry for 48 hours in a warm area around 60° to 65°F.
- 4. When little white sprouts begin to emerge from the seed coat, the grass seed is ready to be planted.

Spread the Grass Seed

Place the seeds in a spreader or scatter them by hand. Once the grass seed has been distributed, lightly rake the soil with topsoil to cover the seeds and then spray the area with water. A new lawn should be watered every day until the seedlings are about 1 inch tall. Then, you can water every other day for another three weeks to help the grass become established.

b. A Vallejo Institution

Liled's Candy Kitchen, located at 1318 Tennessee Street in Vallejo has been making its candy on site since 1938. Sugarless confections are also available. Yes there is a difference between freshly made candy and the one that sits for months in a warehouse. It's well worth the trip.

X. 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.*

XI. Adjourn