



Hiddenbrooke Property Owners Association, Inc.
Open Session Board Meeting Minutes
July 24th, 2024 at 7:00 pm
Meeting held electronically via Zoom

- I. Call Meeting to Order:** The meeting was called to order at 7:04 pm.
- a. **Establish a quorum - Attendance/Introductions:**
 - i. **Board Members Present:** Robert Schussel, Joseph Joslin, Troy Killorn, and Marco Moroyoqui
 - ii. **RealManage Staff Present:** Jessica Guerrero
 - iii. **Committee Chairs Present:** Marcelline Mahern (HARC Chair),
 - iv. **Committee Chairs Absent:** Byrne Conley (HMD Chair)
 - b. **Announcements:**
 - i. HPOA correspondence is mailed from our manager, RealManage, in Dallas Texas
 - 1. Please read all correspondence from HPOA that comes to you in your mail.
 - 2. 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 to 3 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. Meeting Minutes Approval:**
The Board reviewed the May 22nd, 2024, Open Board Minutes. The Board made a motion to approve the Minutes as presented by RealManage. Motion was seconded and approved 3-0.
- III. Committee & Guest Reports**
- a. **Hiddenbrooke Maintenance District (HMD) Advisory Committee** -- No report, as Chuck Cochongco was absent for this meeting.
 - b. **Hiddenbrooke Architectural Review Committee** -- report by Marcelline Mahern. The HARC Committee met on June 9th, 2024 for the. HARC

reviewed 5 projects, approved 8. The Committee received a letter of complaint from Kevin Elliot regarding his concerns with the design of the custome home at 1336 Misawa. The Committee responded that his proposal of changes are not warranted, as the Committee did their due diligence to confirm it is within the guidelines with the lot shape and size given.

- c. **Welcome Committee** – There is two new Committee members that will be introduced at National Night Out.

IV. Financials

- a. The Board reviewed the May 2024 Financial Report, as presented by RealManage.

V. Report from July 17th, 2024 Closed Executive Session

- a. Member Discipline:
 - i. Hearing Conducted: 7 (none attended)
 - ii. New Fines Assessed: 7
- b. Collection Actions: 0

VI. New Business:

- a. Insurance Renewal: The Board made a motion to approve the 2024 -2025 Insurance Renewal. Motion seconded, carried, approved 3-0
- b. Appointing New Board Members: The Board discussed the two open Board seats that we need volunteers for.
- c. National Night Out: The Wedgewood Golf Course will be sponsoring the National Night out, and will have a jump house for the children and serving drinks and food for purchase. There will be handouts for children.

VII. Old Bussiness:

- a. Front Yard Maintenance: The Board discussed the importance of taking care of front lawns and backyards of weeds and watering. Violations have been given, as well as escalated to violation hearings for fines.

VIII. Open Forum:

The Open Forum was held. Topics included:

- a. Open space weed abatement responsibility that are not Hiddenbrooke- The Board is going to reach out to Eian at the city.
- b. Trash can at top of Bennington is full. They are part of Maintenance District for them to manage. The Board will follow up with the Maintenance District.

- IX. Adjourn Meeting:** The meeting was adjourned at 7:40 p.m.