



Hiddenbrooke Property Owners Association, Inc.
Open Session Board Meeting Minutes
May 22nd, 2024 at 7:00 pm
Meeting held electronically via Zoom

- I. Call Meeting to Order:** The meeting was called to order at 7:03 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), Chuck Cochongco
 - 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 March 27th, 2024, Open Board Minutes. The Board made a motion to approve the Minutes as presented by RealManage. Motion was seconded and approved 4-0.
- III. Committee & Guest Reports**
- a. **Hiddenbrooke Maintenance District (HMD) Advisory Committee** -- report by Chuck Cochongco. There has been several incidents of guards not being at their stations for duty, nor reachable. Those guards have been asked not to return from Allied. Management to send out a email blast for feedback on

security issues as well as reports of incidents pertaining to mental health concerns happening in the neighborhood.

- b. **Hiddenbrooke Architectural Review Committee** -- report by Marcelline Mahern. The HARC Committee met on April 24th, 2024 for the 2339 - Broadway to have a final review for the costume home. HARC reviewed 5 projects, approved 3.. The Committee has been working on the new color paint booklet to replace the Kelly Moore colors, and they will be added to the website when completed.
- c. **Welcome Committee** – There is no Welcome Committee at this time, and there is a flyer being created to get volunteers.

IV. Financials

- a. The Board reviewed the April 2024 Financial Report, as presented by RealManage. Joseph Joslin has volunteered to be the new Treasurer, as Laurie Foster has resigned from the Board, as she sold her home on May 10th. The Board would like to know what \$4500 waived in fine fees is, as well as what a revenue from Legal for \$4300. There is a double charge for administrative fees from the contract for April of \$20,000. The Board would like to talk to the Financial Manager to get a better understanding of how these charges are made.

V. Report from May 15th, 2024 Closed Executive Session

- a. Member Discipline:
 - i. Hearing Conducted: 14 (only 1 attended, and 1 was dismissed for resolving their violation prior)
 - ii. New Fines Assessed: 13
- b. Collection Actions: 3

VI. New Business:

- a. Annual Meeting: Robert Schussel announced that the Wedgewood Golf Course will be hosting our Annual Meeting, and they will have their bar open for drink purchases. The Annual Meeting will be on June 26th at 7pm.
- b. 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 for purchase.
- c. 2024-2025 Budget: The Board made a motion to approve the 2024 -2025 Budget with the annual assessment to increase to \$103.58. Motion seconded, carried, approved 4-0

VII. Old Bussiness:

- a. Tree Trimming: Bob Schussel discussed some of the issues concerning homeowners topping and trimming their trees without an arborist. The fines start at \$500 a tree, and they will be paying for legal fees as well.

VIII. Open Forum:

The Open Forum was held. Topics included:

- a. Exterior Lights being left on at the Welcome Center for the Guards.
- b. Why the pool is not open? The pool is not owned by HPOA, it is owned by the Golf Course and they have not been willing to put funds into the pool for use.

IX. Adjourn Meeting: The meeting was adjourned at 8:31 p.m.

Ratified by HPOA Board Secretary Date