



**Hiddenbrooke Property Owners Association, Inc.**  
**Open Session Board Meeting Minutes**  
**April 23<sup>rd</sup>, 2025 at 7:00 pm**  
Meeting held electronically via Zoom

- I. Call Meeting to Order:** The meeting was called to order at 7:08 pm.
- a. **Establish a quorum - Attendance/Introductions:**
    - i. **Board Members Present:** Robert Schussel, , Troy Killorn, and Marco Moroyoqui, James Wahleithner
    - ii. **RealManage Staff Present:** Jessica Guerrero
    - iii. **Committee Chairs Present:** Marcelline Mahern (HARC Chair), Byrne Conley (HMD Chair)
    - iv. **Committee Chairs Absent:** **Chuck**
  - 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](mailto:HIDDENBR@CiraMail.com) rather than using the [HPOABOARD@protonmail.com](mailto: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](http://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](http://hiddenbrookeonline.org).
- II. Meeting Minutes Approval:**  
The Board tabled the February 26<sup>th</sup>, 2025, Open Board Minutes. The February 26<sup>th</sup>, 2025 minutes were taken by AI Assist due to it being a community discussion regarding the fire road with many speakers. The Board will review the meeting minutes and we can simplify them to then be approved.
- 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 in March and April. HARC discussed their report.
- c. **Welcome Committee** – There was no report

**IV. Financials**

- a. The Board reviewed the March 2025 Financial Report, as presented by RealManage.

**V. Report from April 16<sup>th</sup>, 2025 Closed Executive Session**

- a. Member Discipline:
  - i. Hearing Conducted: 0
  - ii. New Fines Assessed: 0
- b. Collection Actions: 0

**VI. New Business:**

- a. Annual Meeting: The Board discussed having the June Annual Meeting at the Loft Thai Restaurant and will look into this before we confirm the location or zoom.
- b. Budget 2025-2026:
- c. 1655 Landmark HARC Appeal for Fence: The Board reviewed the timeline regarding the fence installation, violation, and then the HARC application which was denied and followed by an appeal from the owner. HARC gave a statement. The Homeowner provided her own timeline and questions regarding the websites contradicting of the CC&Rs. The Board took a recess to review and vote on the appeal.  
The Board made a motion to deny the appeal, as the CC&Rs clearly state the requirements of a HARC application prior to any approval of a new fence which was not followed. Moved, Seconded, Carried 4-0  
The Board reconvened and presented their decision of the denial, and notified the homeowner of the HARC application process to redo their fence for approval. Management will be sending a certified letter of this decision as well.

**VII. Open Forum:**

The Open Forum was held. Topics included:

- a. Issues regarding the golf course maintenance not being done.

**VIII. Adjourn Meeting:** The meeting was adjourned at 8:45 p.m.