



Hiddenbrooke Property Owners Association, Inc.
Open Session Board Meeting Minutes
May 27th, 2026
Meeting held via Zoom

I. Call to Order 6:04PM

Board Members: Robert Schussel, Troy Killorn, Marco Moroyoqui

Service Provider(s): Jessica Guerrero, Director of Community Association Managers with RealManage

II. Guest Speakers: *City Council Member Alex Matias provided updates regarding the following topics: road rehab project, business openings, budget, development projects, events center, round-a-bout project. Alex Matias will be meeting with the Traffic Engineer and the Board to do a site visit to plan discuss the 1 million dollar traffic project to be deployed in the 2026-2027 fiscal year with tax dollars.*

III. Open Forum: – *Anyone wishing to address the Speakers or 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 message in the chat to ensure you are called on.*

Open forum was held. 20 homeowners joined the meeting. Topics discussed included: unkept vacant lots, realtor signage, accident near welcome center

IV. Committee Reports

a) **Hiddenbrooke Welcome Center** – Committee Chair, Chuck Cochongco was absent. Robert Schussel gave an update on the accident that occurred near the guard house.

V. b) Hiddenbrooke Maintenance District (HMD) -Committee Chair, Byrne Conley attended the meeting, and *Alex Matias will be meeting with the Traffic Engineer and the Board to do a site visit to plan discussing the 1-million-dollar traffic project to be deployed in the 2026-2027 fiscal year with tax dollars. The Budget for the HMD fees will go up about 3%.*

c) **Hiddenbrooke Architectural Review Committee** – Committee Chair, Marcelline Mahern *updates were shared regarding new applications and recent approvals. Next Meeting is in June.*

d) **Social Committee** – Committee Chair

VI. New Business

a. Reminders:

- a. 2026-2027 Budget: Management reviewed 2026-2027 proposed budget with the membership and Board, and went through each line item, including the proposed annual special assessment to fund the operating fund to offset the \$30k deficit. The Board made a motion to approve the proposed budget with an annual assessment of \$102.62 and a proposed special assessment mid-year. MSC 3-0
- b. New Fine Schedule: The Board made a motion and discussed the enforcement and new fine schedule. MSC 3-0 The Board opened up for comments prior to voting to allow member input.
- c. Coyote Activity: The Board discussed the serious concern with people feeding Coyotes that are a danger to community pets and children. The Board is working with fish and game in region 3 to help with people that have been identified violating this and feed wildlife.

Board President Robert Schussel provided reminders to membership regarding compliance with the above issues/items. A reminder will also be sent via mass email.

VII. Old Business

N/A

VIII. Meeting Minutes

- a. March 25th, 2026, Meeting Minutes *Approved 3-0*

IX. Financial

- a. April Financial Report *Management reported on current bank balances*

X. Adjournment 7:30PM

Board Secretary

Date