

**HIDDEN HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES**

June 16, 2020

The regular meeting of the Board of Directors was held on June 16, 2020 at 6:30 p.m. via Zoom.

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:30 p.m. by President Mitch Jacobs. Also present were John McGinnis, David Zebrack, Alex Werner Resnick, Linda Raznick, Patrick Finn and Joe Loggia.

ANNOUNCEMENTS / ITEMS NOT ON THE AGENDA

1. Twin Oaks resident Sean Antin asked the Board for an update on the construction project across the street from his house. He was told the matter is being handled via member discipline, which is confidential, but was assured the Board is working with the owners to get the project started again.
2. John McGinnis announced that the worker harassment issue discussed last month will be added to the list of topics discussed in the requisite pre-construction meeting. He asked residents to report issues to the Association office and to the City's building inspector.
3. Mitch Jacobs announced that the Board is working on revising the governing documents. He asked residents to email Shannon if they have specific issues they feel should be changed in the Rules or other documents.
4. Mitch Jacobs thanked the community for being patient during the COVID pandemic. He assured everyone that the recreational facilities would be opened up again as soon as possible.

COMMITTEE REPORTS

1. **PARKS & RECREATION COMMITTEE – Liz Moses, Chair**
Liz Moses reported that the committee met today, discussed an issue with the food truck events, possibly having a kids' Halloween party, and the possible drive-in movie plans. Shannon Moore was asked to find out if it's possible to have camp this summer.
2. **GATE & PATROL SERVICES COMMITTEE – Jeffrey Korchek, Chair**
Jeffrey Korchek was not present to give a report.
3. **ROADS COMMITTEE – Mike Kotal, Chair**
Shannon Moore reported that the engineer for the 2020 roads project has been retained and is preparing a schedule for his inspection.

4. THEATER COMMITTEE – Karleen Basch, Chair

Karleen Basch was not present to give a report.

5. EQUESTRIAN SERVICES COMMITTEE – Keith Christian, Chair

Keith Christian reported that the committee met twice this month. The trail maintenance is nearly complete; both arena projects are complete; Jill Green is the new liaison to the Architectural Committee; the committee is reviewing budget options; the committee is coordinating a fire/emergency clinic; bollards were installed at the entrance to trails near Round Meadow & Wingfield and on Hidden Ridge; the committee is working on the equestrian set-aside rules; the committee discussed the Spring Valley snack shack area and the only equine-related need is for a raised announcer's stand. With respect to the snack shack, Keith will meet with staff and reps from Parks & Recreation to determine options.

- a. Approval of Karen Lippman to ESC. John McGinnis made a motion to appoint Karen Lippman to the committee. David Zebrack seconded the motion, all in favor, motion carried.

6. ARCHITECTURAL COMMITTEE – Ron Heston, Consultant

- a. Approval of New Rule Regulating Private Security Cameras. Patrick Finn made a motion to accept the revised language regarding the placement of private security cameras. John McGinnis seconded the motion, all in favor, motion carried. The revised language will be sent to the membership for commentary and voted on at the next meeting.
- b. Approval of New Rule Regulating Mature Trees. Revised language for this rule was in the Board packets, but there was further discussion and additional changes were made requiring that photographs accompany a written report for emergency removals. It was also agreed that the rule should only apply to oak trees for now, with Jennifer Zuiker and Keith Christian returning next month to lobby for the inclusion of the other three species of tree. Patrick Finn made a motion to approve the revised language. David Zebrack seconded the motion, all in favor, motion carried. The revised language will be sent to the membership for commentary and voted on at the next meeting.

DIRECTORS TOPICS

1. Consideration of Installing AT&T Fiber to Gates & Community Center. Joe Loggia explained that the perimeter camera system has been affected by the stay-at-home order. With everyone at home using the internet, bandwidth has decreased, hindering the transmission of the feed. The 2020-21 budget includes \$75,000.00 for this project, but after receiving the bid from AT&T it appears the cost will only be about \$20,000.00 more than what the Association is already paying for internet. This will be a yearly increase. David Zebrack made a motion to approve the expenditure of \$38,928.00 for dedicated 500 Mbps fiber lines to all three gates and the community center. John McGinnis seconded the motion, all in favor, motion carried.

2. Discussion of Filming Rule. Shannon Moore explained the current filming rules, both for the City and Association. Mitch Jacobs noted that the nature of filming has changed since those rules were first enacted, and he asked the Board if they wanted to consider revising the rules. A subcommittee comprised of David Zebrack and John McGinnis was established to look into the matter and report back to the Board.
3. Add Bulletin Board to Bus Stop Property. Linda Raznick said residents have been asking to have the bulletin board returned to the bus stop property. She volunteered to monitor it once erected. Shannon Moore said she can have one constructed within her spending authority, and will email the design and estimate to Mitch Jacobs for approval.

TREASURER'S REPORT – Joe Loggia, Treasurer

Joe Loggia reported that the packets contained the balance sheet, income statement, bank statements and reconciliations, general ledger, actual-to-budget, check register, A/R aging and A/P aging. Everything is in line. All owners on a payment plan are current. David Zebrack made a motion to approve the financials. Patrick Finn seconded the motion, all in favor, motion carried.

ITEMS APPROVED OUTSIDE OF A MEETING

There were no items approved outside of a meeting.

REPORT ON EXECUTIVE SESSION

Mitch Jacobs reported that the Board met earlier in Executive Session to discuss member discipline, personnel and contracts with third parties.

ADJOURNMENT

There being no other business, John McGinnis made a motion to adjourn the meeting. Linda Raznick seconded, all in favor, motion carried. The meeting was adjourned at 8:40 p.m.

Mitchell A. Jacobs, President

David Zebrack, Secretary