

**Hidden Hills Country Club Estates Homeowners Association, Inc.
Board of Directors Meeting**

February 21, 2007

The Hidden Hills Country Club Estates Homeowners Association, Inc. Board of Directors held its regular monthly meeting this date at the Hidden Hills Country Club Estates HOA, Inc.

Roll Call and Proof of Notice

Directors Present were: John Durant, Bobby Green, Willie Hodges, Gene Jones, Austin Kelley, and Charles Smith.

Director Larry Dismore was absent.

Notice of the meeting was posted on the reader board, the website, and in the newsletter.

Call to Order

Austin Kelley called the meeting to order at 7:15 p.m.

Approval of Minutes

The minutes of the January 10, 2007 meeting were reviewed. Durant moved to approve the minutes as written, Smith seconded and the motion carried unanimously.

President's Comments

Many thanks were extended to Cletia Bowron for her work on the barcodes.

Discussion was held on the topics to be included in the next newsletter. Suggestions included: a) proper procedures for depositing outgoing mail, b) how to approach the gate to make sure the barcode reader works properly, and c) trees on private property that are encroaching the street lights.

There was discussion of an article about an HHCCE resident that was posted on the website and in the newsletter recently. Due to a clerical error, the wrong version of the article was published and the tone implied that the Board was endorsing the owner, who is a candidate for city council. The Board has a policy of not endorsing any political candidate. The correct article has since been posted on the website. NMI was instructed to notify the homeowner that door-to-door campaigning is not allowed within the gates.

There have been problems with cars displaying invalid barcodes gaining access at night via the barcode lane.

Financial Report

The financial report as of December 31, 2006 was reviewed.

NMI was asked to provide a copy of the contract for holiday lights for the board's review. A breakdown of year-to-date social expenses was also requested.

The owner of 2933 Southern Hills Circle West plans to meet with the attorney to discuss resolution of property maintenance issues. The attorney has been notified of the association's requirements. Kelley noted that the property needs additional foundation plantings, as the majority of the shrubs have died.

Two homeowners were present to speak about speeding problems in the neighborhood, particularly on Southern Hill Circle West. In the past, tag numbers and descriptions of speeding vehicles were posted in the newsletter. This practice will resume if the information is available. The off-duty JSO officer that works in the neighborhood will be asked to concentrate in that area.

One homeowner spoke of an incident involving damage to a vehicle belonging to their guest. They will provide the information to Hodges for research.

Manager's Report

Jerry Herren gave the manager's report for the month.

Herren was asked to research the last bid received from KT Carter for the underground work.

A request for information was sent to several paving contractors for the roadwork, but there has been no response. It was suggested that AJ Johns and RD Baker be contacted. Herren will meet with Kelley next week to discuss the paving project.

Committee Reports

Architectural Review. Smith reported on the latest applications reviewed by the ARC.

Security. Discussion was held regarding hiring off-duty JSO officers vs. a roving security officer provided by a security company. The decision was made to continue with the contracted rover rather than JSO, and to utilize the JSO for holiday/peak periods. The consensus of the group was to purchase a vehicle rather than pay a security company for the service. April 1st is the target date for making the decision in order to give DSI a thirty-day notice. Each security service contacted was asked for a list of properties they work with. The Security Committee will contact representatives from each community to inquire about their performance.

Welcome. The Committee has asked for an allowance to purchase a welcome gift such as a plant for new residents. The issue was tabled until the next budget is prepared.

Covenants. There was discussion of the NMI procedures for drive-through inspections.

Maintenance. Smith asked that R&D Landscaping contact him prior to starting any repairs not included in the contract, such as irrigation.

Jones asked about the front wall to the right of the entrance to HHCCE. The wall belongs to the Club and Kelley has talked with them about the need to replace the wall.

Jones will contact JEA to ask them to clean out the utility easement.

Hodges noted that the mail carrier has been relying on the guards to post packages. The Postmaster will be contacted regarding this.

New Business

Bowron asked for authorization to deactivate 26 barcodes for owners who have not responded with their updated information. The owners have been notified on several occasions. Authorization was given and the barcodes will be deactivated immediately.

Adjournment

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Jan Herren
Community Association Manager