

**Hampton Cove Owner Association**  
**Minutes from the January 22, 2007 Board of Directors Meeting**  
**(Agenda items and motions are in bold type)**

Present: Diane Harris, Reggie Spivey, Brian Monroe, Donn Hall, Donna Hays, Cindy Norton, Katie Lyles, Blake Bentley, Wade Hays.

Visitors: List Attached.

Donn Hall, VP called the meeting to order at 5:59 pm.

D. Hall announced the February 5<sup>th</sup> meeting to further address the issue that brought the visitors to the meeting. The February 5<sup>th</sup> meeting will be a 6pm in the media room at the school to further discuss the commercial development to be located at the Audubon entrance to the community.

D. Hall offered the floor to **Bevan Whitaker who had asked to be on the agenda**. Mr. Whitaker reiterated there were many issues of concern but their primary purpose tonight was to re-invigorate the request to have the HCOA put in a formal entrance to separate the houses from the commercial development. Mr. Whitaker further stated they would like for the HCOA to act on their request immediately in order to separate the homes prior to the construction. The uncertainty of what is to be housed there is causing anxiety which Mr. Whitaker further stated as a reason for the HCOA to act on building something to delineate the properties. Mr. Whitaker stated that the group of homeowners have come to an agreement with TJ Lee but would also like the Board to make a decision.

Some discussion followed with a few questions regarding traffic and speed bumps, and the safety of children. Discussion also followed that the Audubon road was not as wide as other roads.

D. Hall then gave the floor to **Greg Parker who had also requested to be on the agenda**. Mr. Parker addressed the group and indicated that the uncertainty of knowing what would locate there was a problem and the unknown was hard to illuminate. Mr. Parker was concerned that the meeting on Feb. 5<sup>th</sup> might become heated and that people should come with an open mind and attempt to be pro-active. Several other people around the room chimed in with questions and comments and it was determined that there were no restrictions in the deed to the property.

TJ Lee who was present was asked to address some of the questions and he stated that the only agreement indicated the business located there would be "in like kind" to the school. He further stated he had agreed to a fence between the community and the development, and had agreed to go above and beyond with the landscaping. He was uncertain as to what had caused the second flurry of activity on this issue since he had come to an agreement with the original contingency of homeowners.

Mr. Lee also read a formal statement regarding Guthrie's which is attached and a part of these minutes. After reading the statement he stated further that he and his family lived in this community and did not deserve the treatment they were receiving, and that this decision was a financial sacrifice.

D. Harris asked if there was a start date for the construction and Mr. Lee replied there was not as of yet, that without an anchor this would postpone the start date of construction.

D. Hall asked if Mr. Lee would consider selling the property and he said he was open to discussion. Hall further stated that the board did not want to hamper his progress but to encourage what was best for property value and the safety of children.

Valerie Byars further stated the question of when the board would make a decision and whether or not it could be done by the forum on Feb. 5<sup>th</sup>. Discussion followed and D. Hall closed the discussion on this topic and moved to the next item on the agenda.

The next item on the agenda was Chris and Janie Artalona regarding common ground they wanted to buy that is adjacent to the lot on Hauns Lake. Discussion followed and Wade Hays emphasized that this common property was designed to give everyone a view of the lake, and had it been suitable it would have been platted and sold originally. The Artalonas left the meeting.

**Motion: Donn Hall made a motion to approve the minutes from the Annual meeting, Reggie Spivey seconded the motion and the motion carried.**

There being one guest, Louise Jacobson remaining the board asked her about her interest and Reggie Spivey indicated he had received an email from her regarding construction and fine notification in Flint Mill. The board moved the fine notification item from the agenda up and a motion was submitted and is attached.

**Motion: R. Spivey made a motion that the board adjusts the fine notification procedures to allow the use of the US Postage Mail delivery confirmation service to replace signed certified mail when certified mail has been left unclaimed or returned to the HCOA office.**

Ms. Jacobson submitted emails that are attached stating that Jeff Benton was building a house without a sprinkler system and that was in violation of the Supplemental Declarations. Discussion followed regarding correspondence with the HCOA office and Donn Hall and Reggie Spivey assured Ms. Jacobson that the sprinkler situation would be corrected.

**The next item on the agenda was the election of officers.**

After some discussion Diane Harris made a motion that Donn Hall be elected President, which was seconded by Brian Monroe. Vote was called, motion passed.

**Motion: Wade Hays made a motion that Diane Harris be elected Vice President that was seconded by Donn Hall. The vote was called and the motioned passed.**

**Motion: Donn Hall made a motion that Jason Clowers be elected Secretary/Treasurer, which was seconded by R. Spivey. Voted was called, motion carried.**

**The next item on the agenda was Committee Descriptions.** Discussion followed and the following were appointed to the Architectural Review Committee: Reggie Spivey, Wade Hays, Jason Clowers, Donn Hall, and Blake Bentley.

The remainders of the committee appointments were tabled until the next meeting.

**The next item on the agenda was the submission of financial information for HCOA.** Donna Hays reviewed the financial data.

**Motion: Donn Hall made a motion to accept the financial information, seconded by Brian Monroe. Voted was called, motion carried.**

**The next item was the year end reports for the Lawn Care Community accounts.** Cindy Norton reported that the Stoneleigh account was able to pay some of its debt to the HCOA, although not all, but that Eastern Shore and Mallard Landing were not.

**The annual dues status was the next item.** Katie Lyles reported that the HCOA office had received approximately 1500 of the dues checks for 2007 that 200+ were still outstanding and that reminder cards would be sent this week.

**Timber's Edge Name was the next item on the agenda** and Katie stated we had received no further information from the lawyer's office on this item.

**The Twelve Stones Lake** was the next item on the agenda and Donna Hays updated that the work was to be scheduled soon.

The proposal for office space was tabled.

**POD's were the next item on the agenda.** Discussion followed and A motion was made by Wade Hays and seconded by Donn Hall to limit the location of a POD or similar device to 7 days at an occupied home, and that the use of POD's would be limited to twice per year per home.

It was further discussed that a letter to the companies that provide these items would be helpful.

**The request by Becky Hall's office to print and distribute a Hampton Cove Directory was the next item on the agenda.** Discussion followed.

**Motion: was made by Reggie Spivey to deny the request, seconded by Wade Hays. Voted was called motion carried.**

It was further agreed to that the office would provide new residents a first copy of the directory and print with its current copier/printer several copies to keep on hand. This would alleviate the waste created in the past by mass printing the directory that was not collected and then thrown away.

There were no committee reports

**The next item on the agenda was the preview of the Newsletter Template,** final presentation of the cost analysis, both are attached and part of these minutes.

**The next item on the agenda was the letter sent to the board by Mark Russell** stating that a section of the Atlanta Memphis highway was under research. Discussion followed.

**The next item was Kevin Evers letter requesting the acquisition of the common ground** adjacent to his property. Discussion followed and the item was tabled for further investigation.

Donn Hall adjourned the meeting at 8:22 pm.