

**Hampton Cove Owners Association
April 16, 2007 Board Meeting Minutes**

Present: Brian Monroe, Blake Bentley, Jason Clowers, Jose Sanchez, Reggie Spivey, Katie Lyles, Cindy Norton, and Donna Hays
Guests: Angel Coleman (from the Hampton House board), Kevin Evers-resident

With a quorum present Jason Clowers called the meeting to order at 6:05.

Approval of March 5, 2007 board meeting minutes.

Motion: Blake made a motion to accept the March 5, 2007 board meeting minutes. Jose seconded the motion and the motion carried.

Acceptance of the Financial Statements

Donna Hays reported we now have over 1760 residents in Hampton Cove. The dollars remaining in the 2006 dues account are for the work to be done on the 12 Stones Lake, which she indicated Wade would get to soon.

Katie reported having filed 15 liens, releasing 2, and we still have 13 outstanding.

We briefly reviewed the attachment regarding the status of the Lawn Care Fee collections which are attached. Cindy Norton reported that the lawn care collections for first and second quarter were on track. A few items were still outstanding for second quarter that may require action.

Motion to accept the reports was made by Jose and seconded by Blake. Vote was called motion passed.

Committee Reports were next on the agenda:

Architectural Review Committee: A report outlining the number of submissions was submitted and discussion followed regarding the recent house construction in Flint Mill on Lot #1. The documentation was reviewed.

Finance & Long Range Planning: no meeting no report

Operations Review: no meeting no report

Water & Land: Reggie Spivey reported a meeting is in the works for next month.

Nominating Committee: No meeting, no report

Motion was made to accept the committee reports by Reggie Spivey and seconded by Jason Clowers. Vote was called motion carried.

Brent Pressnell's request to have lots annexed into Hampton cove was the next item on the agenda. Discussion followed and the item was tabled till the end of the meeting.

Wade Hays joined the meeting at approximately 7:05 pm.

As the next item on the agenda was his letter, Kevin Evers of Twelve Stones was given the floor to describe his interest in the ground located behind his house. Mr. Evers indicated he would invest in the property if he owned it and landscape and plant trees. Discussion followed about the various possibilities and it was determined that Sam Givhan would be questioned about the possibilities of selling the property.

The next item on the agenda was the gate owned by Michael Pugh. Donna stated the gate was not approved; no gates existed in the neighborhood. Donna asked to have our attorney's address this because her letters and calls have not been successful in getting Mr. Pugh's agreement. Wade made a motion to turn it over to Sam for enforcement, seconded by Jason and the vote carried.

The next item on the agenda was the Seawall color in Eastern Shore. A color was selected by Sherry Spivey, Donna and Reggie, after the Water and Land Committee declined to select a color. The purpose of the color was to let the water and wall blend together as much as possible. This color has been included in the currently used guidelines. Reggie presented the residents input to the board, and the board decided not to change the current specifications.

Jack Cooper's letter to the City of Huntsville was next on the agenda. After discussion Wade asked for agreement for him and Donna to work on this issue.

Under New Business the next item on the agenda was a request by Donna to implement self help for grass mowing under a shorter time line. After some discussion Jason suggested Donna write a proposal for the topic.

The next item on the agenda was the directional realtor signs and the excessive use of these signs. After discussion Jason made a motion that we disallow directional real estate signs in the waterfall area to include close to the water fall entrance and the complete median of the waterfall all the way to the Deford Mill Entrance. This will be added to the sign guidelines attached.

Angel Coleman was the Hampton House member attending this meeting. She reported that the Hampton House is planning a new building with a gym and a conference room. Discussion followed as no definite plans have been determined at this time.

The board returned to the tabled topic of Mr. Pressnell's request.

Wade made a motion that we not accept the proposed lots into Hampton Cove. Jason seconded called the vote and the motion carried.

Jason made a motion to change the upcoming board meeting dates as suggested by the staff to the following: Next meeting May 21(normal date) Move June 18th to June 25th and cancel the July meeting. Jose seconded, vote was called and motion carried.

The last item on the agenda was Jason Clowers who submitted a letter indicating that his house in Twelve Stones is on the market and he has purchased another house outside Hampton Cove. He would be willing to serve on the board until he is no longer a resident but chooses to relinquish his position as Treasurer.

Discussion followed on the topic of Treasure and **Reggie made a motion that Brian Monroe takes the position of Treasurer. Jose seconded and the motion carried unanimously.**

Jose made a motion to adjourn seconded by Reggie and the meeting was adjourned at 7:36.