

**Hampton Cove Owners Association
May 21, 2007 Board Meeting Minutes**

Present: Donn Hall, Blake Bentley, Reggie Spivey, Jose Sanchez, Brian Monroe, Diane Harris, Donna Hays, Katie Lyles
Guests: Ms. Viviano, Mike Omelia

With a quorum present Donn Hall called the meeting to order at 6:04.

The first item on the agenda was the greenhouse requested by the Viviano's. Copies of the request made to ARC were available for the board to review. Donna presented the request and Ms. Viviano answered questions in relationship to the construction and make up of the structure.

The Pres, Donn Hall then tabled the topic till later in the meeting.

Reggie Spivey Requested to move Water and Land up on the agenda, which was agreed by the President and the topic of the Twelve Stones lake was discussed.

It was decided that Wade would be given a deadline of June 30th to start the work at the Twelve Stones lake. Further discussion ensued about the possibilities of correcting the situation that keeps the lake lower than before the street work was done by the city. No final decisions were made.

Motion to accept the May 21st, 2007 board meeting minutes was made by Donn Hall. Brian seconded the motion and the motion carried.

An Update on the Michael Pugh situation was requested. Donna reported the city had sent Mr. Pugh a letter stating the gate was in the city right of way and stating it needed to be moved. The HCOA will issue a letter requesting the same.

Discussion regarding the number and placement of realty signs began. There was much discussion and reading of the covenants.

Motion to adhere strictly to the covenants in relationship to realtor signs, notify the Board of Realtors, and allow signs only on the actual property was made by Reggie Spivey and seconded by Donn Hall. Motion carried.

Acceptance of the Financial Statements

Donna Hays presented an overview of the financial status of the HCOA, and the number of plans received, and dues paid by owners. She reported that the Association is on budget and the financial statements are attached and made part of these minutes.

Katie reported having released one more lien since the last meeting.

Cindy Norton presented a collections report on the 3 lawn care communities, reporting the bankruptcy to be almost paid off in ES, and all other collections to be on track with no outstanding second quarter fees. Payments for loans and administration are made quarterly. Report is attached.

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

Committee Reports were next on the agenda:

Architectural Review Committee: The discussion continued regarding the Viviano greenhouse. The board agreed that with stipulations this item would return to the ARC Committee for likely approval.

Finance & Long Range Planning: no meeting no report

Motion to accept the formal resignation of Jason Clowers from the HCOA was made by D. Hall and seconded by Jose and Blake. Motion carried.

Diane Harris made a motion that Brian be appointed chair of Long Range Planning. Jose seconded and the motion carried.

Operations Review: no meeting no report

Water & Land: Wade Hays reported that work will begin on the Twelvestones Lake this week.

Nominating Committee: Donn Hall opened discussion of the pending first elections after the end of the declarants position and power to appoint directors. Discussion followed.

The next item on the agenda was Kevin Evers and the land behind his lot in Twelvestones. He had previously requested to obtain this land from the Association in order to provide more routine maintenance. At this time, the HCOA only has access to this land through the driveway of Mr. Evers. Wade discussed the probability of Mr. Sublett (the owner of the land adjacent to the area behind Mr. Evers house) granting us access through his property. In past board meetings, Mr. Evers has stated that he was only interested in the land if he could own it and that he had no intent of maintaining it unless it is granted to him. Since John Hays is no longer the Declarant, the Association members would have to vote in favor of granting Mr. Evers that land. Due to the cost and feasibility of that option, the Board decided to try to make a long-term lease agreement with Mr. Evers.

Motion to not sale the land but to propose and consider long-term lease options with Mr. Evers was made by Wade and seconded by Donn. Vote was called and the motion carried.

The next item on the agenda was formation of community watches in the neighborhood. Donn Hall reported that he had received emails from parties interested in starting a community watch in different neighborhoods. The Association agreed to support any resident actions in this matter.

Donn Hall adjourned the meeting at 7:01.