

## **Hampton Cove Owners Association February 25, 2008 Board Meeting Minutes**

Present: Blake Bentley, Kathy Jones, Robert Vigil, Brian Monroe, Russ Beshirs, Teresa Snyder, Blake Bentley, Katie Lyles, Cindy Norton, Donna Hays, Jose Sanchez

A quorum being present Blake Bentley, President called the meeting to order at 5:50. Introductions of the guest were made including: Soos Weber, of the Hays Preserve; Ali Taheri and Mirta Pourandi, of Lake Hampton Drive and George Snyder, of Honor's Row.

Blake gave the floor to Soos Weber, the Director of the Hays Preserve. Attached is a printed document Soos provided to the board. Soos informed the board of the plans for a building at the Hays Preserve and asked the board to appear at the council meeting on Thursday .She also asked the board to write a letter in support of the Preserve.

**Motion:** Kathy Jones made a motion to support the effort by having the board Pres. write a letter to the city council. Robert Vigil seconded and the motion carried and Blake Bentley will write a letter immediately to be distributed to the City Council.

Ali Taheri was given the floor and he presented his position with photographs of the landscaping at 3028 Lake Hampton Drive. His position was that his view was being completely disrupted and obstructed by the trees planted next door.

Mr. Taheri asked for the board's assistance in correcting this situation.

Next the Board heard from George Snyder a resident and engineer . George described the work done on the roads that has affected the lake level, and identified the primary issues related to the water level. He recommended meeting with the City of Huntsville to get their feedback on the possible solutions.

Discussion followed.

**Motion:** Blake made a motion that the Water and Land Chair, Robert Vigil, with Donna's assistance, request an appointment with Tom Cunningham. The purpose of the meeting is to investigate documentation of the actual construction that is related to the lake, and what might be done without compromising the integrity of the road. Russ Beshiers seconded the motion, motion passed.

**Financial Reports** were discussed as emailed to the board earlier. Also presented were the Financial Statement and Smith Barney Statement. Two reports are attached and made part of these minutes.

**Motion:** Teresa Snyder made a motion to accept the financial reports which was seconded by Brian Monroe. Motion Passed.

Katie reported that 1833 payments for **annual dues** have been received, 7 for new construction, and 23 are outstanding, and the dues for 3127 Haddonstone Drive are still outstanding.

**Playground Update:** Donna reported that equipment had been ordered and the excavation would start soon.

**Power line update:** Brian presented the latest map from the utilities. The final purchase should be completed soon.

The board discussed Mr. Taheri's concerns regarding the **landscaping at 3028 Lake Hampton Drive**. No approved plan is on file for the landscaping being installed at this address. It was agreed that a

letter would drafted and review via email by the board that instructed the homeowner to cease all planting and submit an appropriate plan to the ARC committee within 10 days of the date of the letter.

Kathy or Jose will attend the next **Hampton House meeting**.

Clive Arlington gave a brief update from the Hampton House.

Blake asked if there were any more reports or items of business from committees.

Robert Vigil asked for a motion to execute the USDA contract for \$3000 as allowed in the budget, the primary purpose being muskrat control.

**Motion:** Blake made motion to authorize Robert to execute the contract for that purpose, Brian seconded the motion, motion carried.

Jose made a motion to adjourn, Blake seconded and motion carried.

Meeting adjourned at 7:20pm.

Dear Members of the Hampton Cove Homeowners Association :

The Friends of the Preserve and Sanctuary is a new nonprofit conservation group that as their first goal, wish to build the regional Wetland and Watershed Education Center at the Hays Nature Preserve in SE Huntsville (Hampton Cove area). It will be the first nature center in Madison County. The new nonprofit is going to the City Council Meeting this Thursday at 6 p.m. to petition the City for an additional \$250,000 for the Center, because we have to have the money in hand NOW to build what would be a decent size building. As of this moment, all we can afford is a 1500 square foot building, with parking lot, lighting, and landscaping. All has to go together in one package to go out on bid, for the building to be started this summer. We need to build a minimum 2100 square foot building, so the classroom & lab will be adequate, and have three toilets for each men's and women's side. Also, this is the Wetland and Watershed Education Center, and needs to be a green building, with catchment for the roof runoff, a pervious parking lot, down-lighting outdoors (the Preserve and Sanctuary are going to be certified as dark sky parks), a green garden, and energy efficient HVAC and windows, along with good insulation. All of that costs more. Currently, we have about \$250K for the building with an additional grant of \$50K from ADECA. With \$550K total, we could do a substantial foundation (soils out here are not substantial), the portico for the buses, and a deck on the back as an outdoor classroom, plus all the green improvements.

I need your help. If you can come Thursday evening and stand up for the Interpretive Center, and the increased funding for it, I will be in your debt. The meeting starts at 6 p.m. and our "announcement" will be the 4<sup>th</sup> item on the agenda, very near the beginning. Immediately after our 5 minute presentation, Sid Smith will ask all those in the audience that have come because they are in favor of this Nature Center to Stand UP! I want a huge crowd so please bring a couple of friends—those that really do like nature would be great. I am spending most of this week calling or emailing people about this.

Hope to see you Thursday at 6 p.m! City Hall—In the front doors and to the left.

Thanks everyone!

Soos Weber, City Ecologist  
Director, Hays Nature Preserve and Goldsmith Schiffman Wildlife Sanctuary  
427-5116 or 509-1219 or [www.huntsvillepreserves.com](http://www.huntsvillepreserves.com)

**1/31/08 - HCOA /Financial report**

Total for dues - 2008 / residents: 1698 **\$ 568,830.00**  
(Budget is 1835@ 335.00)

Misc. **648.40**

**Plan Submittal: (1/31/08)**  
To date a total of 6 plans submitted-@\$150.00 **\$900.00**  
(HCOA -2 & Fuqua-4)

**TOTAL INCOME TO DATE: \$570,378.40**

Interest 2008 Smith-Barney operational fund \$ 1,149.07

**Capital Fund recap:**

**TOTAL FOR CAPITAL FUND-2005 \$122,546.74**  
\$ from 2005 operational fund 7,696.52  
The Capital fund for 2006 has been funded  
1720 residents x 14.00 = \$24,080.00  
Interest for 2006 6,019.12  
The Capital fund for 2007-1825 res x \$14.00 = 25,550.00  
Interest-2007 4.73% 10,685.26  
Huntsville Utilities (25,000.00)  
Interest 2008 752.37

**1/31/08 CAPITAL FUND BALANCE - \$172,330.01**

*Greenway/City of Huntsville check* 39,201.00

**Total \$211,531.01**



AT SMITH BARNEY

# Smith Barney Reserved Client Consolidation Summary

January 31, 2008

A0800009132 308031AA01 TMPAFD12A  
**HAMPTON COVE OWNERS ASSOC.  
 CAPITAL FUND**  
**ATTN: DONNA HAYS**  
**6281 HIGHWAY 431 SOUTH**  
**HAMPTON COVE AL 35763-9208**

Your Broker/Dealer is  
**CITIGROUP GLOBAL MKTS INC.**  
 Your Financial Advisor  
 THE CLOWERS GROUP  
 501 MADISON ST SE  
 P.O. BOX 487  
 HUNTSVILLE AL 35804  
 256 535 2886



Reserved Client Service Center: 800-423-7248  
 Branch Phone: 800 633 2947

We have enclosed statements for the following accounts in your consolidated household. "Total Value Comparison" and "Year to Date Summary" may contain information for previously existing accounts which have been recently consolidated. Unpriced securities are not included in the "Net Value" columns. Unless otherwise indicated, values shown are for "This Period." Accrued interest and dividends, earned but not paid, are excluded from the Adjusted Net Value.

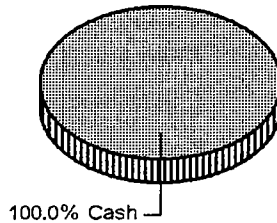
## Summary

Account Number	Abbreviated Name	Account Type	Total Value Prior Month/ Adj.Net Value	Total Value This Period/ Adj.Net Value	Net Securities Deposited/ Withdrawn	Net Capital Deposits/ Withdrawals	Total Income Taxable/ Non-Taxable	Unrealized Gain or (Loss)	Adjusted YTD Realized Gain or (Loss)
440-15865	HAMPTON COVE OWNERS ASSOC. OPERATIONAL FUND 2007	RESERVED	\$ 508.41 <b>\$ 508.41</b>	\$ 510.22 <b>\$ 510.22</b>	\$ 0.00	\$ 0.00	\$ 1.81 <b>\$ 0.00</b>	\$ 0.00	\$ 0.00 ST <b>\$ 0.00 LT</b>
440-15866	HAMPTON COVE OWNERS ASSOC. CAPITAL FUND	RESERVED	210,778.64 <b>210,778.64</b>	211,531.01 <b>211,531.01</b>	0.00	0.00	752.37 <b>0.00</b>	0.00	0.00 ST <b>0.00 LT</b>
440-16943	HAMPTON COVE OWNERS ASSOC. OPERATIONAL FUND 2008	RESERVED	200,295.82 <b>200,295.82</b>	401,444.89 <b>401,444.89</b>	0.00	200,000.00	1,149.07 <b>0.00</b>	0.00	0.00 ST <b>0.00 LT</b>
<b>Total</b>			<b>\$ 411,582.87</b> <b>\$ 411,582.87</b>	<b>\$ 613,486.12</b> <b>\$ 613,486.12</b>	<b>\$ 0.00</b>	<b>\$ 200,000.00</b>	<b>\$ 1,903.25</b> <b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00 ST</b> <b>\$ 0.00 LT</b>

### Year to Date Summary

Beginning total net value as of 12/31/07	\$ 411,582.87
Net security deposits/withdrawals (year to date)	0.00
Net cash deposits/withdrawals (year to date)	200,000.00
Beginning value net of deposits/withdrawals	\$ 611,582.87
Ending total net value 01/31/08	\$ 613,486.12
Year to date total return	1,903.25

### Current Total Asset Allocation Summary



### Total Value Comparison

