

Hampton Cove Owners Association July 28, 2008 Board Meeting Minutes

Present: Robert Vigil, Kathy Jones, Brian Monroe, Russ Beshirs, Teresa Snyder, Blake Bentley, Diane D'Andrea, Jose Sanchez, Katie Lyles, Cindy Norton

Guests: Marilyn Shanabrough, Jan Greene, Tammy Tepool, Tim Singleton, Mark Anderson, Rick Felix, Joe Wilmer

President Blake Bentley called the meeting to order at 6:00 with a quorum present.

Introductions of all guests and Board members were made

Hampton House Update was the first item on the agenda. Tim Singleton and Tammy Tepool updated the Board on the progress of the Hampton House addition. They have gotten all zoning variances, established a final plan, and have chosen a final contractor after executing the bidding process. They plan to have a ground-breaking party at the end of summer to celebrate the start of the 1.5 million dollar project. The addition should be complete by the time the pool opens in 2009. Also, the Hampton House is seeking to fill two part time positions.

Rick Felix was next on the agenda regarding his request to annex a new subdivision, Deford Mill Commons, into the Hampton Cove Owners Association. Rick reported that they have arranged for site work and plan to get started moving dirt in the next two weeks. He estimated that the lots would be ready by April/May 2009. Rick opened to a question and answer session about the new development. Blake asked if there was a final lot plan and there is with 60 lots which Rick will send via email the next day. Russ asked if the lots were sold to an individual builder and Rick responded that they were not conversing with anyone at this time. Kathy Jones questioned the placement of the two entrances and Rick responded that they follow city specifications and there is no definite on a Featherstone cut through. Blake Bentley asked the Architectural Review Committee to further discuss this issue and to have a decision by August, 18, 2008 board meeting.

Mark Anderson was next on the agenda addressing Eastern Shore and his responsibility to the items that need to be taken care of. Mark reviewed his history with Eastern Shore with the Board. He discussed items previously discussed in a meeting with Reggie and Kathy. Discussion followed and it was agreed to give Mark a response by close of day July 29, 2008.

Tammy Tepool, Tim Singleton, Joe Wilmer, Mark Anderson and Rick Felix left the meeting at 6:40

Approval of Minutes

The minutes from the June 16, 2008 meeting were discussed. A change to one paragraph will be made by Katie Lyles and sent out to the Board for approval on July 29, 2008.

Financial Update

Cindy gave a general overview of the financials including a mid year budget update, and presented the P&L, Balance Sheet and monthly statement prepared by House and Albright. She

also presented the quarterly reports for the three lawn care communities. Motion to accept the financial statements by Russ Beshirs, seconded by Teresa Snyder, and the motion carried.

Suzanne Dorsett joined the meeting at 6:50.

New Business

The board reviewed the attached **compliance report** regarding notices that had been sent to homeowners and number of current paid association members.

Kathy Jones made a request on behalf of the Garden Club to include their order forms in some HCOA community mailer for the luminaries this year. Brian Monroe made a motion to allow the Garden Club to include the order form for the luminaries in a Hampton Cove mailing. Robert Vigil seconded the motion and the motion carried.

Committee Reports

Architectural Review

Playground: Robert reported that the playground has been open since July 1, 2008. There is one item remaining that needs repair from damage during construction. The playground will need to be reseeded in the fall. Robert requested that an article run in the next Heron. Also, a name for the playground needs to be established. Russ questioned the cost and feasibility of a covered pavilion.

Eastern Shore: Kathy showed pictures of progress in the Eastern Shore development. The Board decided to discuss this issue further in relationship to Mark Anderson in executive session.

Greystone Landscaping Issue: Moved to Executive Session.

Property Modification Report: Cindy presented a review of property modifications and on going projects. It is attached and made part of these minutes.

Rubio Request: Sent to Architectural Review Committee for their recommendation to be brought back to the Board.

Operations Review

The Employee Handbook presented at the three previous meetings was up for a vote. Robert Vigil made a motion to adopt the Employee Handbook. Diane D'Andrea seconded the motion and the motion carried.

Jose Sanchez announced the next meeting to be Thursday, August 7 at 5:30 in the HCOA office.

Russ Beshirs and Kathy Jones will meet with the HPD to make decisions regarding the traffic issues for the fall yard sale October, 4, 2008.

Water and Land.

Waterfall Valve: Robert reported that the valve work approved in last months meeting had not taken place yet, but was scheduled. Parts needed to be ordered. Robert also indicated that this was the beginning of the work on the mechanical and water works of the waterfall and that more would be involved in bringing the mechanics up to par.

Whippoorwill Lake Update: Robert reported that there is an active committee working to survey the lake and to determine the best plan of action for dredging this lake. He also reported that Aqua Services has performed two treatments in regards to the algae and condition of lake.

Critter Control: Robert reported the expectation of the need for additional work in this area. In preparation he met with a private contractor. Cindy reported that the USDA has indicated that they are working on our muskrat issues, although the office has not received a bill or seen any hard evidence.

Nominating Committee

Blake reported that 4 seats would be available in this year's election and asked the Board to start investigating and considering candidates for this slate.

Russ Beshirs made a motion to adjourn the regular session and move to executive session at 7:50. Brian Monroe seconded the motion and the motion carried.