

Hampton Cove Owners Association June 16, 2008 Board Meeting Minutes

Present: Blake Bentley, Reggie Spivey, Kathy Jones, Robert Vigil, Diane Harris D'Andrea, Katie Lyles, Cindy Norton

Guests: Robert Simons, Brenda Elliott, Susan Baldwin, Tom Kennelly, Hutt and Laura Rubio, Rick Felix, Bill Neville, Paul Owens, Ron Nichols

President Blake Bentley called the meeting to order at 6:04 pm with a quorum present.

Introductions of all guests and Board members were made

Robert Simons was first on the agenda on behalf of Huntsville Real Estate Agents. Robert passed out a request which is made part of these minutes. He states that the original problem was too much signage and clutter throughout the neighborhood. He presented the realtor's request and stated if this doesn't solve the problem, he hopes we can come to a reasonable resolution. He stressed the importance of branding and that generic signs are not what they are requesting. Brenda Elliott shared statistics. Robert Simons closed by saying that if we allow what they are proposing, the realtors will help enforce it.

Hutt and Laura Rubio were next on the agenda requesting that we reconsider allowing their home to be part of the Hampton Cove Owners Association. Last month, they were denied annexation into the association by a unanimous vote. Both their realtor and builder lead them to believe they would be able to become a part of Hampton Cove; however, this is not what was told to either of them by the Hampton Cove office. They shared their desire to be an active part of the community and asked the Board to reconsider their decision. One concern expressed by the Board is that there is no curb and gutter and the house plans were not approved by the Architectural Review Committee. A letter from the Rubios will be made part of these minutes.

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 Felix, Joe Wilmer, and Mark Anderson have purchased a piece of property on the corner of Caldwell Lane and Featherstone Lane that abuts to Deford Mill Estates consisting of approximately 24 acres and 60 tentative lots. This development would have two entrances on Caldwell Lane and possibly a road to connect to Featherstone Lane as well. The lots are 87x140 and they would like to build them in accordance with Deford Mill specs with a minimum square footage of approximately 2200 sq ft. These lots are in the City of Huntsville and zoned R1A. Mr. Felix stated that they are willing to comply with all Hampton Cove standards, rules and regulations. They hope to start the project by April of 2009. He requests that we annex Deford Mill Commons into the Hampton Cove Community.

Bill Neville asked to speak about a drainage issue on Haddonstone Lane. John Tanner, who was not present, sent an email describing the situation and it is made part of these minutes. The City of Huntsville has agreed to fix the problem; however, the homeowners are requesting that the HCOA pay an additional \$10,000 or any assistance to cover the pipe for aesthetic reasons. The City is slated to start work within a month.

Financial Update

New formatted reports were reviewed. The Board requested to still see the old formatted reports as well. Cindy took the action item to email the House of Albright reports to them. Discussion ensued.

The Board moved to Executive Session at 7:15.

The Board returned to normal session at 7:45.

New Business

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

Eileen Hawley is requesting an in-home business to start a daycare that will comply with all City of Huntsville rules and regulations. Traffic would be limited to drop off and pick up with no ongoing parking needs. The day care would be limited to 4-6 children between the ages of infancy to 5 years old. Discussion ensued.

Russ Beshirs made a motion to deny Eileen Hawley's in-home business request. Diane Harris D'Andrea seconded the motion and the motion carried.

Committee Reports

Architectural Review

Playground: Robert gave an update on the playground and stated that work should be completed by July 4, 2008. JA Dawson will complete the project and that we are over budget with this item by approximately \$9,000.

Mark Anderson/Eastern Shore: John Fudge a resident of Eastern Shore has been unhappy the quality of the drainage in the easement behind his house since he moved in. The easement was reworked by Chris Beyl once and greatly improved. It continues to be soggy, particularly behind Fudge's house. Discussion followed about the aspect of the HCOA being involved in this matter and it was determined that the HCOA would act as a facilitator in this project with a written disclaimer document protecting the HCOA signed by the homeowners involved. Our attorneys advised that this is our best course of action since the easement is not our property but the property of the homeowners. Kathy Jones agreed to type up this document and get it signed by the homeowners. No work by the contractor would take place without check in hand from Mark Anderson.

Kathy Jones and Reggie Spivey met with Mr. Anderson concerning the entrance work needed for Eastern Shore II. He agreed to pay for the Eastern Shore Entrance for an amount of \$6,692 and to provide a buffer area in the amount of \$31,000. Kathy stated we needed to have these monies in hand before we begin work. Since none of this is in writing, Reggie Spivey made a motion to empower Kathy to pursue a letter of intent from Mark Anderson. Blake Bentley seconded the motion and the motion carried. Kathy then clarified that the \$10,000 that was appropriated in the May 19 meeting to the entrances would be reduced by \$6,692 and the Board would still incur the cost of \$3,308 to complete the Stoneleigh Terrace entrance.

Haddonstone Drainage: The Board revisited the topic brought before the Board by Bill Neville. Discussion ensued. Reggie Spivey made a motion to take no action. Robert Vigil seconded the motion and the motion carried.

Greystone Drive/Cole Residence: Cindy Norton reported that she had written the Cole's at 3108 Greystone Drive requesting that they finish the landscape work that has been in progress for approximately a year. Donna Hays had previously requested that they finish the work in 60 days on May 15. Cindy Norton followed up to that letter giving them 30 days or it would be brought to the Board at the June 16 meeting. As of June 16, work has not been completed. Robert Vigil made a motion to fine the Coles \$500 if work was not completed by the end of June that will accrue at \$500 every two weeks until compliance is reached. Kathy Jones seconded the motion and the motion carried.

Landscaping issue on Lake Hampton Drive. Reggie Spivey, Kathy Jones, Cindy Norton, Suzanne Dorsett, Carol Wilmoth, and Doug Martinson met June 11 at Ms Wilmoth's residence to come to a resolution regarding the trees that were infringing on neighbor's lake view, as well as the unapproved blue pool back drop. The HCOA requested that they remove 5 trees, a newly planted weeping willow and tone down the blue wall. As of today, we have received no response from the attorneys. Blake Bentley made a motion to start the process to impose a \$500 fine if no response is received by Friday, June 20, 2008 by 5 p.m. Diane Harris D'Andrea seconded the motion and the motion carried.

Operations Review

The Employee Handbook presented at the two previous meetings was up for a vote. The Board decided they needed more time to review it; therefore, this Blake Bentley made a motion to table this item until the next meeting. Reggie Spivey seconded the motion and the motion carried.

Cindy Norton announced the Lawn Care Resident meeting would be Saturday, June 21 at 3 p.m. at the Hampton House led by Robert Vigil and Kathy Jones. Robert Vigil urged any available Board members to be present.

Cindy announced the next Operations Review Committee meeting to be next Monday, June 23 in the HCOA office.

Water and Land.

Waterfall Valve: Robert presented the request to single source the work necessary on the valve inside the waterfall control-pump room. Various contractors were contacted but all reported they did not do this type of work. George Woodruff Enterprises has provided service to Hampton Cove before and has also provided a quote for the project. The project will replace one part and assess the situation with the valve after it is opened. Robert visited the pump room and pointed out several other items to the board that would require immediate attention. After Discussion, Blake made a motion to accept the request to single source the project and continue to analyze what needs to done at the waterfall. Diane seconded and the motion carried.

Nominating Committee

Cindy 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.

Diane Harris D'Andrea left the meeting at 9:20.

Real Estate Signage was revisited. Discussion ensued. Reggie Spivey made a motion to accept their proposal on a 60 day trial period. If their proposal is not followed, the Board will revisit this issue and propose a new solution. Blake Bentley seconded the motion and the motion carried.

Hutt and Laura Rubio's request was revisited. Discussion followed. Reggie Spivey made a motion to table this item. Robert Vigil seconded the motion and the motion carried.

Deford Mill Commons was revisited. Discussion ensued. Reggie Spivey made a motion to table this item. Blake Bentley seconded the motion and the motion carried.

The meeting was adjourned at 10:00 p.m.

