

## **Hampton Cove Owners Association May 19, 2008 Board Meeting Minutes**

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

Guests: Helen Facht

Secretary/Treasurer Brian Monroe called the meeting to order at 6:00 pm with a quorum present.

**Introduction of our guest Helen Facht, resident of Hampton Cove.** Helen, a resident on Madrey Lane bordering the Whippoorwill Lake, voiced her concerns about the lake to the Board. This lake is a retention basin and throughout the years the silt has accumulated and the result is causing the lake to become very shallow. In addition, construction debris from lack of silt screens has added to the accumulation. Due to the nature of this lake at this moment, the residents are concerned with a mosquito breeding issue. She is requesting that the Board consider dredging this lake to improve its condition and aesthetics.

Jose Sanchez joined the meeting at 6:05

### **Approval of Minutes**

Kathy Jones made a motion to approve the 3<sup>rd</sup> draft of the April 21, 2008 minutes. Brian Monroe seconded the motion and the motion carried.

Blake Bentley joined the meeting at 6:15

### **Financial Update**

Reports were reviewed and discussion ensued.

### **Old Business**

The letter drafted to John Hays regarding the property at the end of Caldwell Lane and Tantallon has been received by Mr. Hays. His only response and course of action was to request a map designating the location of the property in question.

**The Board moved to Executive Session at 6:57.**

**The Board returned to normal session at 7:10.**

### **New Business**

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

Laura and Hutt Rubio, 2311 Little Cove Rd, requested to be brought into the HCOA. Their home was built by Quality Custom Homes and touches Hampton Cove property on Little Cove Rd. The Board has denied similar requests in the past; therefore, Brian Monroe made a motion to deny the request to be brought into the Hampton Cove Owners Association. Jose Sanchez seconded the motion and the motion carried.

## **Committee Reports**

**Architectural Review** was next on the agenda. Cindy gave an update on the playground. ARC sent a letter to Wade Hays and has not heard a response. Robert contacted Wade and informed him that he had received two letters directing him to cease work. Robert then ordered Wade to immediately stop the unsolicited work. Other contractors will fix construction errors and finish the job.

The next item was the **landscaping issue on Lake Hampton Drive**. Doug Martinson, attorney for Carol Wilmoth, has requested a meeting onsite with the HCOA attorney, Suzanne Dorsett, and two board members authorized to make decisions regarding the issue in hopes of resolving the issue at this meeting. Cindy Norton will be there to take notes and will report back to the Board after the meeting. Blake Bentley made a motion to empower Reggie Spivey and Kathy Jones to make decisions at the onsite meeting with Carol Wilmoth to resolve this issue. Jose Sanchez seconded the motion and the motion carried.

The next item on the agenda was **Eastern Shore**. Kathy Jones presented bids for the electrical work and costs for the lighting fixtures and landscaping for the entrances of Eastern Shore entry I and II and Stoneleigh Terrace entry II. These bids will be made part of these minutes. Kathy Jones made a motion to accept the bids from Leder Enterprises for the electrical work, Richard's Lighting for the fixtures, and Clean Cut Lawns for the landscaping to total \$10,793. Diane Harris D'Andrea seconded the motion and the motion carried.

**Operations Review** was next on the agenda. The Employee Handbook presented at the last meeting was up for a vote. The Board decided they needed more time to review it; therefore, this item was tabled until the next meeting.

Jose Sanchez announced the next Operations Review Committee meeting would be May 27, 2008 at 5:30 pm in the HCOA office.

**Water and Land**. Cindy Norton reported that the USDA contract was in effect and work had begun. She also reported that the Lake Treatment Agreement began this week. They will treat the lakes for unwanted growth, algae, etc.

Cindy also reported that the Clean Up Day went well though few participated. Special thanks to the Boy Scout Troop that helped out in the Glen Eagles, Stoneleigh Terrace and Eastern Shore area.

**Executive Session called to order at 7:50 ended at 8:40pm.**

**Regular Session called to order at 8:40** and Blake Bentley made the motion to appoint Cindy Norton as Acting Director of the HCOA subsequent to each of the office staff producing job descriptions with measurable objectives to be developed into evaluation tools. Jose seconded and the motion carried.

The meeting adjourned at 8:45