

Hampton Cove Owners Association

Board Meeting Minutes

October 20, 2008

Location: Hampton House

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

Guests: Bob Ogden, Sharon Smith, Eric & Kellie Sanger, Lindsey Perry, AJ Jattuso, Tracey Thie, Mike O'Melia

Vice President Reggie Spivey called the meeting to order at 6:01 with a quorum present.

Introductions of nominees for the HCOA Board 2008 election.

Introductions of Board and Staff.

Introductions of Guests

Blake Bentley moved to accept the slate of nominees to include Jose Sanchez, Russ Beshirs, Eric Sanger, Lindsey Perry, AJ Jattuso, Tracey Thie, Mike O'Melia, and Jennifer Trice. Robert Vigil seconded the motion and the motion carried.

The first item on the agenda was Committee Reports for Water and Land.

Robert Vigil reported that the work on the waterfall has started and the waterfall will be down for at least a week while being repaired. This will be posted on the Hampton Cove website.

The next item on the agenda was Operations Review:

Jose Sanchez reported that the Operations Review Committee has selected Splawn Inc. to execute the lawn care for all the lawn care communities of Hampton Cove and JTH Grading and Demolition to provide maintenance for the common ground. Both contractors are due to attend a final contract negotiation meeting this week. Pending no problems in the contract negotiations, the ORC request the Board approve these contracts as reflected in the 2009 budget attached to your agenda tonight.

As Chair of this committee, I move that you approve the contractors and authorize me to sign the contracts pending satisfactory contract meetings in conjunction with other operations committee members.

Lawn Care Communities:

MALLARD COMMON	\$11,760.00
STONELEIGH TERRACE COMMON	\$11,600.00
EASTERN SHORE COMMON	\$23,920.00
TOTAL:	\$47,280.00
EASTERN SHORE LAWNS 87x\$936	\$81,432.00
ML TOWNHOMES LAWNS 34x\$936	\$31,824.00
ML PATIO HOME LAWNS 16x1072	\$17,152.00

SLT LAWNS 111x\$1131		\$125,541.00
	TOTAL:	\$255,949.00

Overall Common Ground: \$137,980.00 per year for 3 years (JTH Grading and Demolition)

Robert Vigil seconded the motion and the motion carried.

The next item on the agenda was ARC Committee items:

Reggie Spivey reported that the landscape issue at 3109 Greystone Drive remains unresolved and will be handed over to our attorney. He requested that ARC meet (meeting time TBD) to create specifications for pergolas and sunrooms.

Russ Beshirs reported that the Fall 2008 yard sale went well. This was the first year to add law enforcement to help improve traffic conditions.

The next item on the agenda was the compliance report which is attached and made part of these minutes.

The next item on the agenda was the 2009 budget. Discussion followed. The Board decided to have a Budget Workshop meeting before the November board meeting (meeting time TBD).

Robert Vigil moved to change the November board meeting from November 17 to November 10, 2008. Diane seconded the motion and the motion carried.

The next item on the agenda was financial reports. Blake Bentley moved to suspend reading the financial statements in the meeting and to follow up with Cindy with any questions. Jose seconded the motion and the motion carried.

Blake Bentley moved to adjourn the regular session at 8:20. Robert Vigil seconded the motion and the meeting was adjourned.

The meeting moved into Executive Session at 8:20. Executive Session adjourned at 9:00.

2008 Dues Update/Liens

As of October 20, 2008:

- 1887 total members
 - 42 of which are from new construction

Compliance Update

This does not include ARC, nor issues handled over the phone and/or email.

Notices mailed as of October 20, 2008:

- 106 vehicles
- 20 lighting (19 of those being Christmas light removal)
- 23 dog violations (barking, leash law)
- 22 sign
- 212 trash can, woodpiles and like items
- 324 maintenance
- 7 exteriors
- 85 paint fence
- 21 satellite relocation
- 2 window ac unit
- 1 basketball goal (Mallard's Landing)
- 1 noise/nuisance
- 1 animals & pets
- 2 window coverings

Total: 827

43 since September 22