

**Hampton Cove Owners Association  
Board Meeting Minutes  
February 16, 2009**

Location: HCOA Office

Present: Robert Vigil, Kathy Jones, AJ Jattuso, Russ Beshirs, Jose Sanchez, Lindsey Perry, Reggie Spivey, Cindy Norton, Katie Lyles

Guests: Clive Arlington (Hampton House), Sharon Smith

Vice President Robert Vigil called the meeting to order at 6:00.

**Approval of the January 19, 2009 minutes was first on the agenda.** Minutes were approved and are attached. J. Sanchez moved to approve the minutes and K. Jones seconded the motion. Motion carried.

**Financial Update was next on the agenda.**

K. Lyles gave the dues/income update which is attached.

C. Norton submitted reports in reference to income. She also reported the success of the transition from paychecks to automatic deposit.

Action item: A process to collect Accounts Receivable over 90 days overdue was deferred to the Finance Committee.

J. Sanchez read this motion:

“The HCOA 2009 Board of Directors resolves to have all checks executed by two officers of the organization. The President, Blake Bentley, the Vice President, Robert Vigil, and the Secretary/Treasurer, Jose Sanchez, will have the authority to sign checks for all accounts for the HCOA. Currently for 2009, the accounts are held at Regions Bank, Superior Bank, and Smith Barney.”

AJ Jattuso seconded the motion. Discussion followed. Motion carried.

**Committee Reports was next on the agenda**

Water & Land

AJ Jattuso moved:

“That the agenda be drafted, distributed, and amended prior to the issuance of the final Agenda presented at the official Board meeting. Following any additional items added to the agenda or emergency issues at the beginning of the board meeting, that the Agenda be approved and that the business of the meetings be conducted by Officers, Staff and Committee reports only. Any additional items to the Agenda, after finalization, only be recognized and addressed following a motion, second, and discussion/vote to be considered.”

R. Spivey seconded the motion. Discussion followed. Motion carried.

R. Vigil updated the Board on the status of the waterfall. One pump was not working correctly and has been repaired. Instead of a costly pump malfunction, a piece of wood was removed that was blocking the pump.

K. Jones gave an update of the Clean-Up Week. She would like to involve the community, schools, other like organizations (i.e. boy scouts), and all Board members.

R. Vigil reported that approximately 40 residents responded to the Whippoorwill Lake Survey that was sent out by a sub-committee of Water & Land. The main concerns were treatment of the water, snake control and varmint control. The sub-committee will start making a plan for dredging.

C. Norton gave an update on the USDA contract. Approximately 100 muskrats have been exterminated. (86 in Hampton Cove Lake and the rest in Eagle Lake)

Finance & Long Range Planning

R. Beshirs reported that the committee met and are going to survey the community to find out what the residents want in terms of improvements and maintenance/repair. He is looking into hiring a professional service to facilitate the long range plan.

#### Operations Review

K. Jones submitted some information she had obtained in reference to pricing, size, location of office space in the Hampton Cove area. It was determined that the Board and Staff needed to visit the sites.

#### Architectural Review

AJ reported that the ARC had met with Better Living Homes and that the plans for the sun room in Twelve Stones was still under review.

K. Jones moved:

“That given no response in the form of a timeline for the completion of the landscaping along the perimeter of Eastern Shore has been received from Mark Anderson, and given that the deadline for completing the landscaping by Dec. 31, 2008 was not met, that the agreement signed by the HCOA Board and Mark Anderson be turned over to our attorneys to seek satisfaction of said contract if Mr. Anderson does not respond to a one final letter from the Board within 14 days from the date of the letter.”

R. Spivey seconded the motion. Discussion followed and the motion carried.

Clive Arlington gave an update for the Hampton House new building. He reported that they are running a little behind but plan to be open sometime in May (June) 2009. They are seeking ideas from the HCOA and residents for amenities they would like to see added.

R. Spivey motioned to adjourn the meeting at 7:00. R. Beshirs seconded the motion and the motion carried.