

Hampton Cove Owners Association

October 15, 2007 Board Meeting Minutes (as amended and approved Nov. 19th)

Present: Donn Hall, Reggie Spivey, Jose Sanchez, Brian Monroe, Diane Harris, Donna Hays, Katie Lyles, Wade Hays.

Guests: Robert Vigil, Teresa Snyder, Jerry Rosensteel, Marge Hubbard, Kelly Myers, Rus Beshires
Arrived at 6:30 Kathy Jones.

With a quorum present Donn Hall called the meeting to order at 6:03.

Donn asked the guests that were present to say something about themselves and to provide information about their interest in running for the board of Hampton Cove.

Teresa Snyder, Jerry Rosensteel, Robert Vigil, Russ Besheirs, and Marge Hubbard all spoke about their backgrounds and their interest in serving of the Hampton Cove Board of Directors.

Following their comments Donn asked if they had any questions. Discussion followed about the time commitment, the use of email and the committee meetings. It was further stated the board would consider all candidates and notify them of the slate of officers and the ballot would go out early November 1st and the deadline for the ballots to be returned to House and Albright would be around November 20th.

The next item on the Agenda was: Realtor Signs

Motion: After Discussion Donn Hall made a motion, seconded by Diane Harris to have the Operations Committee design a standard open house sign and return recommendations to the board about how the use of the sign could be implemented. Motion passed.

The next item on the Agenda was: Matt Jones land purchase request.

Motion: The next item on the Agenda was Matt Jones request: After discussion Diane Harris Second by Brian made a motion not to sell, but to retain the property. Motion Passed.

The next item on the agenda was the Mark Anderson request to use the Hampton Cove name as part of

Motion: his trademarked name for The Meadows. After much discussion Donn made a motion to disallow and Jose seconded. The motion passed with the abstention of Wade Hays.

The next item on the agenda was the Schantz in Home business request.

Katie presented the next item on the agenda which was the Schantz in home business license.

Motion: After discussion Brian seconded by Diane made motion to approve. Motion carried.

The next item was the ARC committee report attached to the agenda which reflects 1814 houses and a potential of approximately 2000.

The next item on the agenda was the Nominating Committee. The item of reviewing the interested candidates and making any selections was discussed by Donn Hall. The item was passed to Executive Session.

The next item on the agenda was the Operation/Finance.

Motion: Made by Brian Monroe and Seconded by Diane Harris:

By March 30th the Operations Committee will have established a staffing plan and compensation plan in line with national standards, to include standards and guidelines for raises and all other forms of compensation and recommendations for hiring practices. By May 1st the Operations committee will have completed an employee manual to outline items related to employment with the HCOA.

By December 31, 2007, all outsourced products and services will be reviewed by the Operations and Finance committees with a recommendation forwarded to the board by the January 2008 Board meeting, as to what services/providers/products will require bids and/or multiple quotes. After this evaluation a recommended timeline for completion of bids and quotes will be determined for 2008. Care should be taken in the timeline development to ensure that the staff and committees involved are not overwhelmed in any given month trying to complete too many tasks in addition to the ongoing operational tasks.
Motion passed.

The next item on the agenda was the Budget approval and regular financial reports. Donna discussed that the budget reflected changes from previous discussions and the reports were the same as usual. We were on target with the budget. Remaining discussion was deferred to Executive Session.

Donn Hall dismissed the guests but Kathy Jones spoke about her desires to serve on the board since he had arrived late.

Next Kelly Myers expressed appreciation for the board's involvement in the negotiations to relocate the power lines.

The regular session was adjourned at 7:10

Addition to minutes by Amendment:

Motion: Wade Hays made a motion that the annual dues be increased to \$335.00 per year and pursuant to that increase two destination areas will be specifically improved with the increased funds. Donn Hall seconded the motion. After discussion the motion carried.

Motion: Donn Hall seconded by Diane and Wade, made a motion to make playground equipment a line item funded in the budget and begin with \$49,525, or \$50,000 dollars in rounded numbers. Motion carried.

Motion: Reggie Spivey made a motion to change the budget to reflect the dues increase and line item addition of playgrounds and to approve the budget with those changes. Seconded by Donn.
The following Resolution for the 2008 Annual Budget approval is the formal motion for the 2008 budget

Be it resolved, that this Board has determined that pursuant to the Declaration of Protective Covenants of Hampton Cove it is in the best interests of the owners of the residences located in all subdivisions of Hampton Cove, and all future additions thereto, that in order to promote the health, safety, welfare, common benefit and enjoyment of such owners and occupants an assessment should be made to provide for the maintenance, upkeep, repair, improvement and

all other obligations of the Association as prescribed by the Declaration of Protective Covenants, of the common area of Hampton Cove.

Wherefore, it is hereby resolved that an annual assessment for the year 2008 in the amount of \$335.00 shall be assessed against each lot located within all of the subdivisions of Hampton Cove and all additions thereto, which said annual assessment shall be paid annually and shall be collected in the same manner as all other assessments are collected under the Declaration of Protective Covenants for Hampton Cove.