

Hampton Cove Owners Association November 19, 2007 Board Meeting Minutes

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

Guests: Robert Vigil, Clive Arlington, Jackie Volinski

Donn Hall called the meeting to order at 6:01 with 3 board members present. The annual meeting notice and Collections report for the Lawn Care Communities were reviewed while the board waited on a quorum. While reviewing these items Jose S. and Reggie S. arrived creating a quorum.

Donn opened discussion of the new business item of the Arbor Woods Playground. Discussion followed related to the addition of benches, the type of ground cover and the content of site work. Donna explained that several items on the plan could be done by regular contractors of the HCOA to save money.

Motion: Wade Hays made a motion to approve the equipment and site (location) of the playground with reconsideration to be made on what will be used for ground cover, and to approve ordering of the equipment with a start date of February. Second was made by Donn Hall. Vote was called motion carried unanimously.

Motion: I, Donn Hall, make a motion to approve the budget and parcel assessments for Stoneleigh, Eastern Shore and Mallard's Landing as previously agree to in the 2007 Annual Budget of the HCOA. The budget and parcel assessments are the same as 2007. Second was made by Jose Sanchez and Wade Hays. Motion passed unanimously.

Motion: Brian presented an amendment to the minutes for Oct 15th to include the budget discussion, approval and parcel assessment for 2008 in the general minutes. Blake seconded the motion. Amendment carried unanimously.

Motion: Wade made a motion to approve the minutes overall after the amendment. Jose seconded the motion, and it carried unanimously.

The Financial Update was next on the agenda. Donna presented that the financials were the same as sent out by email and expenditures were within budget for the year.

Motion: Donn made a motion to accept the financial reports. Jose seconded. Motion carried.

Wade asked a question about the golf course and Donna and Blake described what the plan was to redo the highlands course.

Clive Arlington was present from the Hampton House and reported that plans were moving forward to build an additional building that would house a work out facility and a multi purpose room that could be used for a variety of activities. The current work out room will be use for food preparation by caterers.

Jackie Volinski was given an opportunity to speak. She presented pictures of 2612 Quarter Lane and presented to the board that she thought Wade should be a better landlord of his rental properties and maintain them to the highest standards since he was the developer's son.

Motion: Donn made a motion to adjourn and it was seconded by Blake and Jose.

Motion for Lawn Care Parcel Assessments with budgets:

Stoneleigh Terrace
A community of Hampton Cove

Budget for 2008

Income:

111 homes @ \$369 qtr x 4 qtrs. = **\$163,836.00**

Expenses:

Lawn Maintenance

Lawn (\$23.00 wk. x 52 weeks=\$1,196.00 x 111 homes) **\$132,756.00**

Chemical (\$200.00 yr. for 7 applications x 111 homes) **22,200.00**

Administrative Costs (\$20.00 qtr. x 4 qtrs x 111 homes) **8,880.00**

Total Expenses **\$163,836.00**

Billed Quarterly at \$369.00 each time 4 qtrs. = \$1,476.00

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
HAMPTON COVE OWNERS ASSOCIATION, INC.**

BE IT RESOLVED, that this Board has determined that pursuant to the provisions of Section 10 (a) and paragraph (w) of Exhibit "A", of the Declaration of Protective Covenants of Hampton Cove it is in the best interests of owners of the residences located in Stoneleigh Terrace Subdivision, and all present or future additions thereto, that in order to promote the health, safety, welfare, common benefit and enjoyment of such owners and occupants, a Parcel Assessment should be made to provide for the grounds keeping of all of the lots in Stoneleigh Terrace Parcels, including but not limited to the maintenance of the lawns, shrubs and other vegetation located within Stoneleigh Terrace Parcels;

WHEREFORE, it is hereby resolved that an annual assessment for the year 2008 in the amount of \$1,476.00 shall be assessed against each lot located within Stoneleigh Terrace Landing Parcels and all additions thereto, which said annual assessment shall be paid in quarterly installments of \$369.00 and shall be collected in the same manner as all other assessments are collected under the Declaration of Protective Covenants for Hampton Cove.

The foregoing resolution was unanimously adopted by the Board of Directors of Hampton Cove Owners Association, Inc. on the 19th day of November, 2007.

President and Chairman of the Board

Secretary

Mallard Landing
A Community of Hampton Cove

Budget for 2008

Income:

42 homes @ \$369 qtr. x 4 qtrs. **\$61,992.00**

Expenses:

Lawn Maintenance

Lawn (\$23.00 wk. X 52 weeks = \$1,196.00 x 42 homes) **\$50,232.00**

Chemical (\$200.00 yr. for 7 applications x 42 homes) **8,400.00**

Administrative Costs (\$20.00 qtr. x 4 qtrs. x 42 homes) **3,360.00**

Total Expenses **\$61,992.00**

\$369.00 per qtr. x 4 qtrs. = \$1476.00 annually

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
HAMPTON COVE OWNERS ASSOCIATION, INC.**

BE IT RESOLVED, that this Board has determined that pursuant to the provisions of Section 10 (a) and paragraph (w) of Exhibit "A", of the Declaration of Protective Covenants of Hampton Cove it is in the best interests of owners of the residences located in Mallard's Landing Subdivision, and all present or future additions thereto, that in order to promote the health, safety, welfare, common benefit and enjoyment of such owners and occupants, a Parcel Assessment should be made to provide for the grounds keeping of all of the lots in Mallard's Landing Parcels, including but not limited to the maintenance of the lawns, shrubs and other vegetation located within the Mallard's Landing Parcels;

WHEREFORE, it is hereby resolved that an annual assessment for the year 2008 in the amount of \$1476.00 shall be assessed against each lot located within Mallard's Landing Parcels and all additions thereto, which said annual assessment shall be paid in quarterly installments of \$369.00 and shall be collected in the same manner as all other assessments are collected under the Declaration of Protective Covenants for Hampton Cove.

The foregoing resolution was unanimously adopted by the Board of Directors of Hampton Cove Owners Association, Inc. on the 19th day of November, 2007.

President and Chairman of the Board

Secretary

Eastern Shore
A Neighborhood of Hampton Cove

Budget for 2008

Income:

75 homes @ \$369.00 qtr. X 4 qtrs. = **\$110,700.00**

Expenses:

Lawn Maintenance

Lawn (\$23.00wk. x 52 weeks = \$1,196.00 x 75 homes) **\$89,700.00**

Chemical (\$200.00 yr. for 7 applications x 75 homes) **15,000.00**

Administrative Costs (\$80 x 75) **6,000.00**

Total Expenses **\$110,700.00**

\$369.00 qtr. X 4 qtrs. = \$1,476.00 annually

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
HAMPTON COVE OWNERS ASSOCIATION, INC.**

BE IT RESOLVED, that this Board has determined that pursuant to the provisions of Section 10 (a) and paragraph (w) of Exhibit "A", of the Declaration of Protective Covenants of Hampton Cove it is in the best interests of owners of the residences located in Eastern Shore Subdivision, and all present or future additions thereto, that in order to promote the health, safety, welfare, common benefit and enjoyment of such owners and occupants, a Parcel Assessment should be made to provide for the grounds keeping of all of the lots in Eastern Shore Parcels, including but not limited to the maintenance of the lawns, shrubs and other vegetation located within Eastern Shore Parcels;

WHEREFORE, it is hereby resolved that an annual assessment for the year 2008 in the amount of \$1476.00 shall be assessed against each lot located within Eastern Shore Parcels and all additions thereto, which said annual assessment shall be paid in quarterly installments of \$369.00 and shall be collected in the same manner as all other assessments are collected under the Declaration of Protective Covenants for Hampton Cove.

The foregoing resolution was unanimously adopted by the Board of Directors of Hampton Cove Owners Association, Inc. on the 19th day of November, 2007.

President and Chairman of the Board

Secretary

Amendment to Oct. 15th Minutes: Motion by Brian Monroe, second and vote reflected above.

I make a motion to amend the Oct. 15th minutes to reflect the following that was handled in Executive Session:

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.