



Annual Meeting  
December 3, 2007



**HAMPTON COVE**

*... a small town way of life*

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# Annual Meeting Agenda

- Welcome-Donn Hall, President
  - Introduction of 2007 Board and Staff
  - Introduction of 2008 Board
- City Councilman, Mark Russell
- USDA Wildlife Issues
- 2007 Year in Review
- 2008 The Year Ahead

# 2007 Board of Directors

- Donn Hall – President
- Diane Harris D'Andrea-VP President
- Brian Monroe-Secretary/Treasurer
- Blake Bentley
- John Hays – Developer
- Wade Hays
- Jose Sanchez
- Reggie Spivey
- Jason Clowers-resigned

# HCOA Staff

- Donna Hays, Director
- Cindy Norton, Assistant Director
- Katie Lyles, Assistant Director

# 2008 Board of Directors

## *Returning* *One year term*

- Brian Monroe
- Diane Harris  
D'Andrea
- Jose Sanchez

## *Newly Elected* *Two year term*

- Teresa Snyder
- Reggie Spivey (I)
- Blake Bentley (I)
- Kathy Jones
- Robert Vigil

## *One year term*

- Russ Beshirs

# Guest Speakers

City Councilman  
Mark Russell

# USDA Representative Wildlife Issues

# HCOA Mission Statement

The mission of the HCOA Board of Directors and its staff is to serve as agents to the Association in the management of its finances, its common properties, and its member's compliance with community covenants for the greater good of the community as prescribed by the by-laws of the Association .

As volunteer elected officials of the Hampton Cove Community, we shall represent the Community by planning, executing, and monitoring Association activities to ensure that resources are used in the most effective means possible to improve property values, provide fair and consistent enforcement of covenants, mitigate risks to the Association members, and communicate important information with the residents.

Our position is one that supports the maintenance of programs and policies that will make our community the community of choice with in our market and price range.

# Architectural Review

## Architectural Review Committee

- 55 Plans submitted and reviewed (as of 11/29/07)
- \$8,250.00 in revenue generated through review fees (\$150.00 per Plan)
  - 27 – reviewed by HCOA
  - 28 – reviewed by Fuqua\*

\* \$125.00 per plan

## Number of Plans Reviewed

Arbor Woods	6
Cobblestone Cove	27
Cumberland Cove	2
Eastern Shore	4
Flint Mill	2
Mallard Landing	9
Tammerack Links	1
Treyburne	1
Twelve Stones	3
Total ----	55

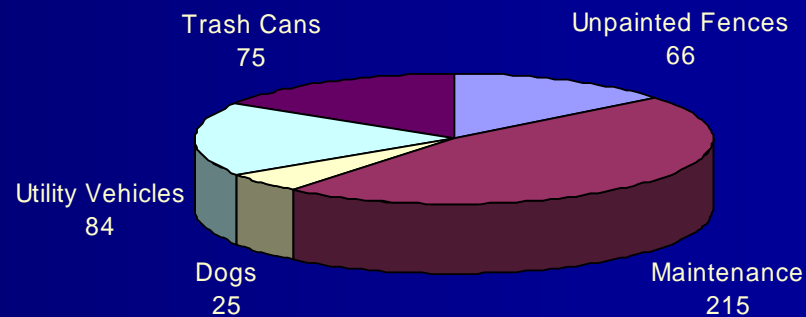
# Covenant Violations

- 519 first notices sent out ( this does not include second notices and fine notices )

## Other common violations

- Signs
- Satellites
- Christmas Lights

## Top Five



# 2007 Accomplishments

- Assisted the successful negotiations between the adjacent landowners and Huntsville Utilities to move the power lines away from the community border.
- Completed a plan and committed funds for a community playground in Arbor Woods/Sussex/Wren Lake area.
- Completed excavation and clean up of the Twelve Stones lake and drainage.

# 2007 Accomplishments

- Rebuilt filtering structure and completed in-depth cleaning of waterfall.
- Negotiated with City of Hsv to excavate drainage near Peavey Creek.
- The waterfall entrance again received a Beautification Award.

# 2007 Accomplishments

- The Heron design was updated.
- Website bulletin board usage increased.
- Website video was improved and updated.
- Updated Seawall specifications

# 2007/2008 Budgets

<b>Income</b>	<b>2007 Budget</b>	<b>Actual thru 10/30/07</b>	<b>2008 Budget</b>
<b>Dues 1730 Res @308</b>	<b>\$532,840.00</b>	<b>\$541,772.00</b>	<b>\$ 614,725.00</b>
LESS 14.00/RES/CAPITAL FUND	\$(24,220.00)	(\$24,220.00)	(\$25,690.00)
<b>Prorated Dues/new res</b>	<b>\$9,250.00</b>	<b>\$13,550.33</b>	<b>\$ 11,100.00</b>
Less 14.00/res/capital fund	(700.00)	(280.00)	(840.00)
<b>Interest/Operating</b>	<b>\$9,000.00</b>	<b>10,226.02</b>	<b>\$ 11,000.00</b>
<b>Liens, late fees, etc.</b>	<b>\$7,000.00</b>	<b>4,600.15</b>	<b>\$ 9,000.00</b>
<b>Lawn Care Comm. Overhead</b>	<b>\$16,000.00</b>	<b>\$13,053.38</b>	<b>\$ 19,200.00</b>
<b>Plan Submittal Fee</b>	<b><u>\$6,750.00</u></b>	<b><u>\$7,050.00</u></b>	<b><u>\$ 3,750.00</u></b>
<b>Totals</b>	<b>\$555,920.00</b>	<b>\$565,751.88</b>	<b>\$642,245.00</b>

# 2007/2008 Budgets

<b>Expenses</b>	<b>2007 Budget</b>	<b>Actual thru 10/30/07</b>	<b>2008 Budget</b>
Administrative & Office	\$145,720.00	\$117,902.34	\$150,822.00
Landscaping/ grounds	\$344,512.00	\$306,782.14	\$374,381.00
Parks/commons enhancements			\$45,909.00
Resident/ Community info	\$13,960.00	\$8,294.65	\$13,590.00
Legal & Accounting	\$12,680.00	\$14,905.50	\$14,880.00
Insurance	\$33,448.00	\$29,133.20	\$37,063.00
Fugua Plan submittal exp		\$3,500.00	
Taxes/fees/bank charges	\$5,600.00	\$167.12	\$5,600.00
<b>Total expenses</b>	<b>\$555,920.00</b>	<b>\$480,684.95</b>	<b>\$642,245.00</b>

# New Budget Line Item

## Playground Proposal

Arbor Woods/Sussex/Wren Lake Play area

Will be wheelchair accessible and meet all city/state safety codes

### ■ Costs:

– Equipment delivered and installed	\$28,909.59
– Engineered wood fiber surface	10,145.56
– Site Work, French drains & sidewalk	<u>15,647.00</u>
– Total	\$54,702.15



# 2008-The Year Ahead

- Extend Long-Range Planning
  - Continue Policy development for Capital Fund and Operating Reserve
  - Strategic planning for capital investment in common properties
- Update and Print Community Map

# 2008-The Year Ahead

- Playground construction to begin in Feb.
- Assessment of irrigation and need to expand irrigation coverage due to 3 year drought
- Implementation of lake management system to assess effect of draught on aquatic life and infrastructure
- Implementation of wildlife management plan for overpopulation of geese, beavers and muskrats

# Common Questions

- Financial Practices
- Administrative Cost
- Common Area
- Power Line/Gas Line

# Closing Comments