

Hampton Cove Owners Association
Board Meeting: Nov 16, 2009-6pm-180 Suite F Old Highway 431 South
Minutes submitted by Cindy Norton

Before the call to order the board heard a brief presentation from Jenny Hite of Superior Bank regarding the features Superior offered to homeowners associations.

Meeting was called to order at 6:30 pm by President, Blake Bentley with, Kathy Jones, Teresa Snyder, Russ Beshirs, Robert Vigil, Reggie Spivey, Cindy Norton and Tracey Wright present.

Robert made a motion to discuss banking, Reggie seconded and discussion followed. It was agreed that a spread sheet outlining rates and other features would be prepared.

The next item on the agenda was final approval of the budget as attached. Russ made a motion we approve the \$1,001,220.00 budget as present on the attached and Robert seconded the motion. This budget will go out to the community with the Annual meeting notice this week.

The next item was the Directors report on the status of Projects ordered and approved previously by the board. Each item was reviewed, and there was discussion regarding the lighting installation at the HC Lake Dock, and it was agreed more quotes would be gathered before a final decision. The water meter installation on Hampton Cove Way can only be purchased from Hsv. Utilities and was \$1900 more than expected. Reggie made a motion to approve minor increases as discussed, seconded by Russ. Motion passed.

Next on the agenda Cindy Norton reported that with current expense projections we anticipate moving several thousand dollars to capital by year end. 2009 operating cash on hand was reviewed and is adequate to handle current projects by year end.

Robert made a motion to approve the Oct. 19th minutes seconded by Kathy. Motion passed.

Next on the Agenda was ARC. Russ stated, as did Robert that the attached Community Wide Standards were different from what AJ had sent out. Discussion followed item by item and the attached with strike outs was approved. Motion made by Robert and seconded by Blake.

Update on Plans and Modifications was reviewed and is attached.

At 8pm Robert made a motion to move to executive session to discuss issues. At 8:05 Executive Session ended and a motion was made refer the removal of the awnings at 2950 Eastern Shore Drive to the attorney for pursuit.

Attached is the list of violation updates for the month for the boards review.

Water and Land was next on the agenda and Robert reported that OMI had finished their study. Cindy gave a verbal report of the on site meeting with Keith Mandell and the engineer Dombrowski. Cindy reported on the meeting but is requiring a written report from OMI before any payment will be issued.

Next on the agenda was Whippoorwill Lake. The bid process was completed and Robert indicated the committee already has approval for the amount submitted by the lowest bidder, John Henagar. Discussion followed.

There being no further actions required Robert made a motion to adjourn at 8:20. Reggie seconded and motion approved.



November 13, 2008

Dear Resident,

The Hampton Cove Owners Association will hold its annual meeting on Monday, December 7th, in the Audio Visual room at Hampton Cove Middle School at 6:00 PM. The Board will highlight the year's accomplishments and present the approved 2010 budget which is attached. The newly elected board members will be introduced. Also attending the meeting will be Councilman Mark Russell. There will be time allotted for questions from the floor. Since time will be limited, **we ask that questions be emailed (cindy@hamptoncove.com) to the office by Monday, November 30, so that we may provide answers.** This will allow time to research issues if necessary in order to make an accurate report at the meeting.

The dues for 2010 will be \$355.00 per resident. **Definition of a resident:** *"a resident shall come into existence on the earliest date of the happening of either of the following events: (1) when a Certificate of Occupancy (C.O.) is issued by the City of Huntsville, (2) two years from the date the subdivision is accepted for maintenance by the City of Huntsville."* Your dues pay for grounds maintenance, utilities, beautification, improvement of the common areas and entrances, enforcement of the covenants, newsletters, website and staff to manage the day to day operations of the association. The HCOA fees are due on January 1st and will be considered delinquent on February 1st. Unpaid balances will result in a late fee of \$100.00, plus 18% interest per annum. All delinquent bills will be turned over to our attorney's office for collection on Monday, February 1st.

Dues may be paid by personal check, cashiers check, or cash. Some residents have experienced late payments and penalties due to the use of "bill paying" services which generate electronic checks. Please plan accordingly and note that we have a new mailing address.

For a complete copy of our restrictive covenants and by laws, please visit our website, www.hamptoncove.com, and click on Hampton Cove Owners Association. Notice the new FAQ section of the website.

Sincerely,
Your 2009 HCOA Board of Directors

*President, Blake Bentley
Vice President, Robert Vigil
Treasurer, Jose Sanchez*

*Russ Beshirs
Kathy Jones
Reggie Spivey*

*Lindsey Perry
AJ Jattuso
Teresa Snyder*

Hampton Cove Owners Association	180 Old Highway 431 Suite	Owens Cross Roads	Alabama 35763
	www.hamptoncove.com	256-533-6005	

	2009 Budget	Actual thru 10/30/08	2010 Budget
INCOME:			
Dues 1903 res @ \$355	\$ 670,950.00	\$ 676,227.16	\$ 679,825.00
less 14.00/res/Capital fund	(26,460.00)	(26,754.00)	(26,810.00)
Prorated Dues/new res-32	\$ 6,365.00	\$ 7,371.07	\$ 3,000.00
less 14.00/res/capital fund	(532.00)	-	(210.00)
Interest	\$ 11,000.00	\$ 1,293.16	\$ 2,500.00
Misc, late fees, ect.	\$ 6,000.00	\$ 13,444.45	\$ 6,000.00
Lawn Care Revenue	\$ 328,054.00	\$ 319,429.94	\$ 334,415.00
Plan submittal fee	\$ 4,500.00	\$ 2,700.00	\$ 2,500.00
	\$ 999,877.00	\$ 993,711.78	\$ 1,001,220.00
EXPENSES:			
Payroll & Related	\$ 198,560.00	\$ 136,541.78	\$ 202,660.00
salaries, payroll taxes, insurance			
Administrative	\$ 74,265.00	\$ 54,614.91	\$ 82,735.00
rent, office supplies, accounting and legal, postage, etc.			
Contracts: Maintenance	\$ 223,260.00	\$ 177,813.01	\$ 268,516.00
Common Grounds, lake maintenance, turf treatment, wildlife control			
Contracts: Lawns*	\$ 304,064.00	\$ 257,513.60	\$ 307,974.00
lawn maintenance, chemical			
Grounds In House	\$ 85,600.00	\$ 65,596.59	\$ 73,200.00
utilities, signage, landscape supplies, dumpster, etc			
Maintenance-Improvement	\$ 110,728.00	\$ 62,562.17	\$ 59,335.00
sidewalks, seawalls, waterfall pump room, fence etc			
Taxes	\$ 3,400.00	\$ 5,993.36	\$ 6,800.00
Fed. state, ad valorum			
	\$ 999,877.00	\$ 760,635.42	\$ 1,001,220.00
Total expenses			
total capital fund - 10/31/09	\$ 271,201.59		
as of 10/31/09 we have 1922 residents			

COMMUNITY WIDE STANDARDS

NOTE: All exterior construction, fencing, landscaping changes and/or additions must be first submitted by a Property Modification Form

PERMANENT BASKETBALL GOALS

- Regulation size
- Neutral, non-obtrusive color
- Must be located no closer to the road than 20 feet from the front corner of the house

PERGOLAS

- Must be constructed of treated natural wood (stained or painted to match the trim of the house or to have a natural look), PVC, fiberglass or heavy-duty metal painted to match the color of the trim of the house.
- Cannot be larger than 50% of the backyard
- Can be over lawn or patio
- Maximum height cannot exceed 2' above top plate of first story or 3' above top of door frame, whichever is greater
- Must be well maintained. If not HCOA has the right to request that it be dismantled.
- ~~➤ Property along the lake may not use wood in the construction of a pergola.~~

Review

Change

AC SCREENING

- Must be permanent screening
- Must be built with brick, stone, fencing or landscaping. If fencing, must be painted to match existing fence if there is one. If no fence, must be painted to match the color of the house brick or trim as closely as possible.
- If using a landscaping screening, plants must fully cover the AC unit from the street view and must be regularly pruned.
- If using lattice fencing, it must be sturdy, well built and painted to match existing fence, if there is one. If not, it should be painted to match the house trim or brick as closely as possible

AWNINGS

- No retractable awnings of any type will be allowed.
- Permanent awnings must have prior approval of the ARC through submitting a Property Modification request

OUTSIDE KITCHENS

- Must submit a Property Modification form and get approval
- Must be ground level and not located near any combustible materials, i.e. trees
- Must not be visible from the street
- Must be in harmony with the architectural characteristics of the home and neighborhood
- Any chimney that uses wood/charcoal must be screened at the top
- May not be taller than 14'

FLAGS

- ~~➤ No flag pole structures are permitted~~
- One flag per house
- No larger than 3'X5'

No ground flag pole structures must be approved. By ARC Review

- Must be on a pole and pole must be attached to front porch or garage corner facing street
- Offensive flags may be subject to requested removal

FENCES

- No chain link of any kind
- No vinyl fencing of any kind
- Must not prevent water drainage
- Must conform to approved styles, i.e. no dog-eared
- Opaque or semi-transparent stain only

SWING SETS

- No metal swing or play sets
- No higher than 14'

Guidelines -

WINDOWS, SOFFITS AND FACIA

- May be wood, vinyl or aluminum *windows*
- Must be same color as before unless approved by ARC

Not a w.s.

Rake lot

7:45 pm.

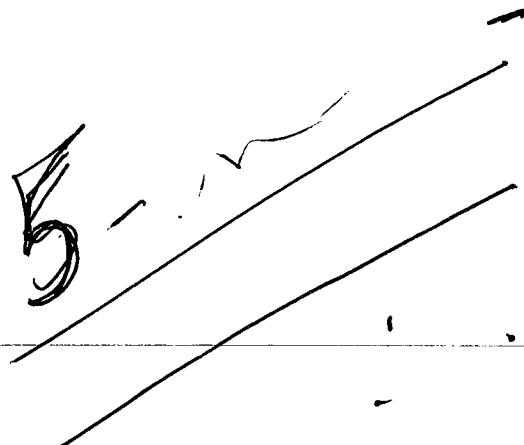
GEESE BARRIER

Recommend

- *Recommend a* Must use uniform metal stakes and green string
- Must be placed as close to the seawall or water as possible
- Only permitted from May thru August. They must be taken down by August 31 and may not be erected before May 1.

LAKESIDE HOMES

- ~~➤ Patios must be neat and clean at all times~~
- ~~➤ Sidewalks along the lake should be maintained (clean and free of standing water) by the homeowner~~
- ~~➤ Seawalls must be stained with approved color and maintained in good condition~~
- ~~➤ All furniture and boats must be removed from decks by November 30 and can not be replaced before April 1.~~



*Rake
A 55 reclaims
Blak
passed.*

2009 Property Modification Requests

RECEIVED	45 day	ADDRESS	NAME	MODIFICATION	PRE-ACTION	COMMITTEE	TO Approved	by	COMMENTS	DATE	DATE
										APP	DENIED
10/7/09	11/21/09	3117 Field Chase	Delouco	landscaping	need border sample-emmailed	no		lw/cn		10/20/09	
10/2/09	11/16/09	2816 Eastern Shore	King	fence	approval from AJ as is his neighbor	no		aj/cn		10/20/09	
10/9/09	11/23/09	2701 Whistler	Howie	fence		no		lw/cn	approved with modifications to fence line	10/13/09	
10/1/09	11/15/09	3036 Augusta	Shields	fence	question on steel gate frames' and stain color	no		lw/cn	They will not be adding the steel gate frame and they will request a stain color when they are ready to stain. (fence co will not stain)	10/13/09	
10/11/09	11/25/09	2606 Trellis Post	Root	replace window	needs prop mod req-emmailed 10/13	no		lw/cn		10/20/09	
10/14/09	11/28/09	2609 Deford Mill	Smith	gas cylinder		no		lw/cn	behind fence-no issues	10/14/09	
10/16/09	11/30/09	2713 Bransford Trail	Pope	house addition	AJ looked at, reggie has (10/30)	yes		aj/rs		11/9/09	
10/19/09	12/3/09	2758 Deford Mill	Dixon	landscaping		no		lw/cn		10/20/09	
9/24/09	11/8/09	2828 Eastern Shore	Williams	seawall		no		lw/cn		10/21/09	
10/26/09	12/10/09	3208 Stone Path	Ferris	storm doors		no		lw/cn		10/26/09	
10/26/09	12/10/09	126 Featherstone	Albright	New building	withdrew					n/a	n/a
10/26/09	12/10/09	2952 Eastern Shore	Cowan	landscaping	add 2 trees	no		lw/cn		11/2/09	
10/28/09	12/12/09	TS 245	Pollard	New building	AJ has (10-30) to blake 11-3	yes		aj/bb		11/10/09	

RECEIVED 45 day ADDRESS NAME MODIFICATION PRE-ACTION COMMITTEE TO Approved by COMMENTS DATE DATE APP DENIED

11/2/09	12/17/09	CB03-108	JB Homes	New building	AJ has 11-03/left w/bb 11/09	yes	aj/		
11/2/09	12/17/09	2600 Treyburne	Lee	enclose 2nd story patio	same windows, same brick	no	lw/cn		11/2/09
11/2/09	12/17/09	2641 Quarter	Roadruck	replace windows	aluminium windows/vinyl soffit fascia	yes			
11/5/09	12/20/09	3207 Waterman	Rollin	remove 3 trees	sent pictures	no			
11/5/09	12/20/09	2714 Deford Mill	McClelland	enclose patio into house	sent to ARC via email	yes	aj/bb		11/10/09
11/9/09	12/24/09	3102 Cove Lake	Crawford	landscaping	no to the river rock	no		approval on plantings only	
11/10/09	12/25/09	2906 Allen Ben	Roal	rebuild after fire		yes			
11/11/09	12/26/09	3112 Stone Path	Blanson	fence	met with them, got pic, plat	no			
11/16/09	12/31/09	2713 Whistler	Viviano	brick edging		no			
11/16/09	12/31/09	3016 Augusta	Bingham	replace front door		no			
	2/14/00								
	2/14/00								

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Tally of Covenant Violations for 2009	Jan-May	June	July	Aug	Sept	Oct	Nov	Dec
Vehicles & Garages	64							
First notice		4		2	2		1	
Second notice								
Fines								
Boats/Camper/RV								
First notice		16	6	4	7	3	1	
Second notice		7	1	1	2	1	1	
Fines								
Trailers/Ski-do								
First notice		6	7	14	7		3	
Second notice		2	4	6	4	2		
Fines								
Christmas Decorations								
First notice								
Second notice								
Fines								
Trash/Yard waste/woodpiles								
First notice		29	19	25	23	9	31	
Second notice			2	1				
Fines								
Barking Dog								
First notice	4	1				1		
Second notice								
Pooping Dog/Leash Law								
First notice	3			2				
Second notice								
Signs								
First notice	10	5	6	5	5	5	3	
Second notice		1	1					
Fines								
Garbage Cans								
First notice	46	94	80	62	99	66	49	
Second notice								
Fines								
Yard Maintenance								
First notice	144	48	18	47	35	10	2	
Second notice		2		9	8	1		
Fines					1	1		

Tally of Covenant Violations for 2009	Jan-May	June	July	Aug	Sept	Oct	Nov	Dec
Paint Fence	26							
First notice		7	1		4	6	3	
Second notice		5	1		3			
Fines								
Exteriors (prop mod, sheds, etc.)	9							
First notice			1				1	
Second notice								
Fines								
Mailbox								
First notice		45	36	22	19	32	3	
Second notice								
Fines								
Satellites								
First notice	1	2	1		1	1		
Second notice			2					
Fines								
Window AC Unit								
First notice			2					
Second notice								
Fines								
Basketball Goal								
First notice		2	2				1	
Second notice		1						
Fines								
House Maint								
First notice				1	2			
Second notice			2	1			1	
Fines				1				
Noise/Nuisance								
First notice								
Second notice								
Fines								
Lighting								
First notice	1							
Second notice								
Fines								
PODS/Dumpsters								
First notice		2		2		2		
Second notice			1	2		2		
Fines								

Tally of Covenant Violations for 2009	Jan-May	June	July	Aug	Sept	Oct	Nov	Dec
AC screening								
First notice		19	17	20	19	12	11	
Second notice			8	8	10	3	2	
Fines				3	4			
Nice Yard Card		43	6	2		2	1	
For sale/rent		25	27	5	9		3	
Closing Checks							3	
New Neighbor Letter		9	9	7				
TOTAL	308	375	260	252	264	159	120	0