

Hampton Cove Owners Association
Board Meeting Minutes
July 25, 2011
Submitted by Cindy Norton & Nancy Cavalier

Board Members present: Chuck Saunders, Kathy Jones, Lindsey Perry, Robert Vigil, Blake Bentley, Jose Sanchez and Donn Hall

Also present: Cindy Norton, Nancy Cavalier, & John McDonald

Not present: Lane Wilson and AJ Jattuso

Robert Vigil called the meeting to order at 5:56 p.m.

Mr. McDonald addressed the board regarding his position involving his recent covenant violation.

Mr. McDonald left at 6:03 p.m.

Blake Bentley arrived at 6:05 p.m.

Issues Summary Report is attached and made part of these minutes.
Board discussed current resident issues.

Donn Hall arrived at 6:08 p.m.

Financial Summary is attached and made part of these minutes.
Financial summary was given by Cindy Norton. Accounts receivable collections progress was reported.
Donn Hall mentioned financial policy is forthcoming.

Land Committee

Land Committee Report is attached and made part of these minutes.
Kathy Jones addressed geese control also seeding Kincade Commons and Arbor Woods Commons with annual rye grass.
Donn Hall will talk with scout leader and inquire if painting white fence along Eastern By-pass could be incorporated as community project.
Discussion for projects remaining in 2011 followed. Blake Bentley made motion to proceed with USDA geese management. Donn Hall seconded motion. Motion passed.

Architectural Review

Cindy Norton discussed property modification report. Property modification report is attached and made part of these minutes.

Water Committee

Robert Vigil discussed progress of waterfall project. Sodding laid and sidewalk installed this morning. 9:00 a.m. tomorrow is walk-thru. Boulders to be water blasted on west side.

FIRM status noted nothing in writing as of yet.

Operations Review

Violations report was reviewed. Violations report is attached and made part of these minutes. Scope of work for lawn care contracts is soon to be finalized.

Lindsay Perry presented a final draft of the employee job descriptions and a draft of an evaluation. Lindsey Perry made a motion to accept HCOA employee evaluation form and job descriptions. Jose Sanchez seconded the motion. Motion was opened for discussion. Motion was passed.

Old Business

Minutes from June board meeting reviewed and edited by board.

Motion to accept minutes as amended from June board meeting made by Donn Hall. Chuck Saunders seconded the motion. Motion passed.

New Business

City of Huntsville interested in leasing part of HCOA property near Cove Park ball fields. Rob Rawlinson, attorney is researching will be reviewed and addressed by board at a later date.

Budget for 2012 will be submitted shortly, discussed and voted on in October.

Chuck Saunders made motion to adjourn meeting. Jose Sanchez seconded the motion. Motion passed.

Meeting adjourned at 7:15 p.m.