

Hampton Cove Owners Association Board Meeting

November 14, 2011

HCOA office 180 Old 431 Suite F, OXR AL 35763

Board Members in attendance were Kathy Jones, Chuck Saunders, Lane Wilson, Lindsey Perry, Jose Sanchez, AJ Jattuso, Robert Vigil, Donn Hall and Blake Bentley. Director Cindy Norton and administrative assistant Heather Bond were also in attendance.

Vice President Robert Vigil called the meeting to order at 6:05pm.

Old Business

October 24, 2011 Board meeting minutes: R. Vigil moved to approve the minutes, L. Perry seconded the motion, and C. Saunders objected. Minutes were discussed and amended to note which board members seconded motions. The minutes from that meeting will be changed to reflect those seconded motions. C. Saunders withdrew his objection. The motion to approve the amended minutes carried.

November 2, 2011 Board meeting minutes: D. Hall moved to approve the minutes, K. Jones seconded, the motion carried.

Directors Items

Issues Report

The reading of the report was waived. The memorandum about increased forced home entry/ break-ins was discussed. The increase in Hampton Cove community vandalism was also discussed. It was decided to put a warning to residents in the next Heron newsletter. The issues report is attached and is made a part of these minutes.

Financial Update

C. Norton presented a financial summary of bank account status and a preview of the PowerPoint slides which will be used at the annual meeting. This summary is attached and is made a part of these minutes.

The check has been written (and was signed during the meeting) to purchase the truck for the landscaping crew.

Financial and Long Range Planning

D. Hall, Financial Chair posed the question of how much the Board has committed to the Reserve Fund. The goal to keep \$200-214,000 in the account.

New Bank Account

D. Hall made a motion to allow officers to open an account at Bancorp South. L. Wilson seconded the motion. R. Vigil called a vote and the motion passed.

Land Committee Report

K. Jones submitted a report which will be made a part of these minutes. The growing geese population and solutions were discussed.

Geese Away

K. Jones made the motion to approve the purchase of 13 Geese Away devices to be installed at HC Lake for the price of \$4647. C. Saunders seconded the motion.

Discussion ensued regarding installation. We would have to install the units. Cindy will ask about a quantity discount. R. Vigil called the vote and the motion passed.

Sidewalk Repair

K. Jones asked for the Board's feedback on how we need to proceed with repairing the sidewalk in Eastern Shore along HC Lake. \$2300 worth of rip rap has been ordered to shore up the sidewalk on HC Lake, but residents are opposed. Much discussion ensued. Board members discussed solutions.

R. Vigil amended the October 24, 2011 motion (imposing a time limit to fix the unsafe sidewalks) and D. Hall seconded the amendment. The new motion reads: Rip rap will be used to shore up areas of sidewalk where safety is compromised, and the issue will be readdressed in the spring. The motion carried.

HC Garden Club border

K. Jones made a motion to approve the addition of a border of sandstone rocks around the bench at the waterfall. Labor and cost of materials to be paid by the Hampton Cove Garden Club. J. Sanchez seconded the motion, and the motion carried.

Architectural Review

AJ Jattuso submitted an ARC which will be made a part of these minutes.

AJ introduced the subject of hand rails. Discussion ensued about a resident's denied request to erect a handrail from her home to the lake.

B. Bentley tasked AJ Jattuso to look into the matter of an employee parking lot of a possible Chick-fil-A being built in the Hampton Cove Center. They would like to use our land behind State Farm.

Water Committee

R. Vigil reported that the spillway is being fixed and the project at Whippoorwill Lake is almost completed.

Operations Review

LP Perry submitted a Compliance report which will be made a part of these minutes.

B. Bentley made a motion to approve the parcel assessments for the Lawn Care Communities dues, as amended, as per the attached report, which will be made part of these minutes. C. Saunders seconded the motion, and the motion carried.

New Business

B. Bentley reported that the 1.5 acres of land were deeded to the City of Huntsville at Cove Park.

AJ reported that the Vegara family began building on their home and have until November 24, 2011 before their fine is to be reconsidered.

C. Saunders made a motion to fix the warped pier in Twelvestones. The motion failed for lack of a second.

L. Wilson will look into details of a floating dock.

R. Vigil moved to adjourn, K. Jones seconded the motion. The meeting adjourned at 7:50pm.

Attachments:

1. Amended October 24, 2011 minutes
2. Amended November 2, 2011 minutes
3. Issues Report
4. Bank Account Status Summary
5. Land Report
6. ARC Report
7. Parcel Assessments (signed)

Respectfully submitted by,

Heather Bond

Cindy Norton