

Hampton Cove Owners Association Board of Directors meeting

April 26, 2010, Submitted by Cindy Norton

180 Old Highway 431, Suite F,

Motions in bold type.

The meeting was called to order by Blake Bentley at 6:03 p.m. with the following people present: Blake Bentley, Chuck Saunders, Russ Beshirs, Robert Vigil, AJ Jattuso, Kathy Jones, Lindsey Perry, Lane Wilson, Jose Sanchez and Cindy Norton.

Residents present: John Livingston, Karen Dang, Wendy Payne, Teresa and George Snyder.

The first item was Mr. Livingston who was unhappy about a postcard he had received for grass clippings that were left on the curb for a week prior to pick up. Mr. Livingston stated his case believes that accommodations should be made for people with disabilities.

The next item on the agenda was Hauns Lake but no residents were present to state the case.

The next item on the agenda was Karen Dang and the other guests who want to have the dock removed on Hampton Cove Lake. They reported escalating activity by teenagers and what they believe to be illegal activity. Discussion regards several potential options followed. After discussion all the guest left and the board proceeded.

The board reviewed the pictures of Hauns Lake and discussed the pictures.

Next C. Norton presented the financial overview: At the end of the first quarter expenses are under budget by \$19,000.00. The areas that have not spent all their budget dollars are: payroll and contracts. The contracts portion will correct in second and third quarter. The projects category is over budget at the end of the first quarter, but since 2009 year end funds remain in the operations budget this is not a problem. The capital fund and the source of its contributions were reviewed. Discussion followed about determining how much of this money could be set aside in a "reserve" fund...no motion was made. This financial overview is positive indicating the HCOA has sufficient current funds for immediate projects.

B. Bentley asked R. Vigil to report next since lakes appeared to be the topic of the evening. Robert generally stated that we would need to spend possibly 50 thousand dollars on the waterfall and another 50 thousand on Hauns Lake. R. Vigil is collecting information from contractors now. C. Norton reported that a general review of Hauns Lake by two contractors indicated the starting price would be around 40 thousand to address the 2000 linear feet of effected shoreline.

The discussion moved on the Hauns Lake and **J. Sanchez made a motion to authorize \$1000 toward off-duty police officers and for the Director to determine an optimum schedule with the residents near the dock. L. Perry seconded and motion passed.** The board also agreed to close the dock area at sundown and to post a sign stating so, and to authorize surveillance. The Director will take these action items.

B. Bentley asked to return to the accounts receivable situation. After discussion **B. Bentley made a motion to turn all items where the director recommended "to file suit" over to a collection agency, which will result in the information being filed with the credit bureau. The items identified as "write off" will be turned over also to see what can be collected. Motion passed.** C. Norton will investigate agencies and report to the board.

Finance and Long Range Planning had no report.

Architectural Review reported the items noted on the agenda which was a list of property mods and house plans. The two outstanding law suits were deferred to executive session discussion.

Operations reported the number of violations as reported on the agenda. Discussion followed regarding the content of cards and the yard waste card previously discussed was read out loud and everyone agreed it was appropriate. The Director solicited input on what the board thought would be a good teaching method for the community.

Executive session was entered at 8PM

At 8:10 the board came out of executive session and **motion was made by R. Vigil to authorize the Director to place a job offer to the candidate discussed in Executive Session. B. Bentley seconded motion passed.**

Meeting adjourned at 8:10 pm.

