

HAMPTON COVE OWNERS ASSOCIATION
 BOARD MEETING Minutes –Aug. 23, 2010 - 6:00 pm
 Submitted by Cindy Norton

Blake Bentley called the meeting to order at 6pm with the following present: A. Jattuso, R. Beshirs, L. Perry, K. Jones, C. Saunders, and C. Norton. J. Sanchez arrived at and the following guest:

- Brant Kyser-2662 Quarter Lane-Regarding his 1.5 ton Military Truck
- Frank Pellegrini: 3109 Greystone regarding the condition of the Vergera property

Each guest was allowed the opportunity to present their position to the board on their respective topics. Discussion followed and the guest left at 6:30.

Financial and Directors Update was next on the agenda and the following reports were reviewed by the board and entered into the minutes.

- Monthly issues report:

Issues from July 26 to Aug. 23

Subject	#	specifics
LCC's	13	5-shrubs
Vandalism	6	1- THE dock
Neighborhood	12	3-army truck 3-grass
Common Ground	9	
Do not like that we send violation notices	3	
Miscellaneous	7	

- Financial Summary – followed was reviewed by the board and entered into these minutes.

Financial Summary

To Board Aug 13,2010

Cash on Hand	8/13/2010			
	reconciled balance		balance in ledger	
HCOA Accounts	7/31/2010		8/13/2010	
Reserve	\$ 214,269.29		Reserve Fund	\$214,269.29
Operations	\$ 317,355.65		Operations Fund	\$315,455.72
Projects	<u>\$ 136,796.56</u>		Projects Funds	\$121,796.56 (120K is committed)
Total	\$ 668,421.50		Total	<u>\$651,521.57</u>

HCOA Budget Jan - July 2010

Dues Billed 0
 Cash Received \$ 700,507.30

Balance

Expenses thru August 13	Actual	2010 Budget To date	Budget vs. Actual positive number over budget	
Payroll & Admin	\$ 154,388.26	\$ 174,200.07	(19,811.81)	under
Grounds	\$ 137,489.01	\$ 151,571.00	(14,082.35)	under
Projects	\$ 84,125.42	\$ 38,540.50	24,802.42	over
Taxes	\$ 2,654.53	\$ 1,483.87	1,171.16	over
Expenses thru Contracts (LCC's)	files out at cpa's office \$ -	\$ -	-	

for board presentation only, not to be used as financial statement or for banking and loan purposes

- Budget Discussion began and it was agreed that the Director would execute a budget draft that the board would receive prior to the Sept. board meeting which would include a budget session to review and change the draft.

Finance and Long Range Planning: Russ Beshirs-no report. Kathy submitted a request for planning format which follows:

Architectural Review: AJ Jattuso submitted the following report of executed property modifications and updated the board on other issues.

Fences	29
Landscaping	21
Outdoor Structures	22
Home Improvements/Additions	26
New House Plans	25
Pool	7
Other	4

YTD as of 8/17/2010 Mods: July 28 and August 8

A. Jattuso further reported the louvered pergola was denied.

A. Jattuso further asked to move into executive session to discuss legal issues. B. Bentley seconded and after discussion in executive session the board returned to regular session and made the following motion:

A. Jattuso made the motion regarding the Harrell fence to deny the Harrell proposal and move forward to remove any portion of the fence that exceeds the 6 foot limit. Seconded by L. Perry and R. Beshirs.

The next item on the agenda was the Land Committee: K. Jones requested \$5000 additional for the sod and preparation of the Oakleigh area. L. Perry made a motion to approve the additional \$5000 dollars for sodding of fescue and site preparation at the Oakleigh/Tammerack area. B. Bentley seconded and motion passed.

The next item for presentation was discussion of the Waterfall Landscaping project. R. Beshirs made a motion to authorize the Director to spend up to \$15,000 on landscape issues at waterfall and choose among the 3 proposals with Kathy's input. AJ second. Motion passed.

The next item was Operations Review and L. Perry presented the following report.

Operations Review: Covenant Violations: July 150 and August 71

YTD as of 8/17/10

Garbage Cans	397
Yard Maintenance	177
Trailers/Boats/Vehicles, etc	78
Mailboxes	28
AC Screening	15
Yard Trash/Bags	247
Other	191
	1133

The letters sent to the Aurora's who own 2741 Whistler was next on the agenda. A. Jattuso made the motion to impose self help on Aurora to remove the sheds in the back yard. The letter is to be approved by the attorney. Seconded by C. Saunders, the Motion passed. –review with attorney first. Motion passed.

Water: Robert Vigil being absent no report was made.

- Waterfall Progress
- Hauns lake-quotes due in Aug. 31st.

New Business:

Nominations for next years Board-four positions will be completed at the end of the year 2010. Jose Sanchez, Lindsey Perry, AJ Jattuso, and Russ Beshirs. Nominations are called for the upcoming newsletter and candidates are requested to present their bio and intention to run to the HCOA office by noon on Oct. 25 th and to be present at the board meeting that night.

The Newsletter Draft was submitted to the board.

Motion to adjourn made at 7:55 by Blake Bentley, motion passed.