

Hampton Cove Owners Association
Board Meeting Minutes
August 22, 2011
Submitted by Cindy Norton & Nancy Cavalier

Board Members present: Chuck Saunders, Robert Vigil, AJ Jattuso, Lane Wilson, Donn Hall, Lindsey Perry, Kathy Jones, and Blake Bentley

Also present: Cindy Norton & Nancy Cavalier
Not present: Jose Sanchez

Blake Bentley called the meeting to order at 6:00 p.m.

Directors Items:

Cindy Norton presented the following:

Issues Summary Report is attached and made part of these minutes.

Board discussed current resident issues. Primary issues involved lawn care and pruning.

Financial Summary is attached and made part of these minutes.

Cindy Norton discussed the budget and HCOA 2011 annual dues. Currently 21 homes are outstanding.

Dredging of Peavy Creek and Audubon Creek ditches discussion followed.

Motion: Made by Robert Vigil to approve \$10,000 budget for dredging ditches. (\$3800 Peavy Creek and \$6200 Audubon Creek).

Chuck Saunders seconded the motion. Motion passed.

Removal of dead trees, uprooted trees, and hanging limbs was discussed.

Motion: Made by Donn Hall to remove damaged trees and limbs.

Robert Vigil seconded the motion. Motion passed.

Tree list attached and made part of these minutes.

Financial and Long Range Planning

Donn Hall suggested each board member recommend 3 top items to budget for future projects. Board to provide input next week September 6, 2011.

Land Committee

Kathy Jones presented the land report and the following motions.

Kathy Jones presented motion to approve contract to Rogers Painting for \$5760 to paint new entry fences on Eastern Bypass. Paint to be furnished by painter but specs for paint to be determined by Board. Info attached. K. Jones asked to present more prices via email or possibly use of Boy Scouts to paint fence.

K. Jones presented the attached proposed approval of fence plantings purchase for approximately \$3000. Joe and Ronnie to do planting.

Motion: Made by Chuck Saunders to approve plant purchase.

Lane Wilson seconded the motion. Motion passed.

Motion: Chuck Saunders made motion to approve \$2350 to Clean Edge Lawn Service for rip rap work on Lake Hampton at Eastern Shore near Peninsula.

AJ Jattuso seconded the motion. Motion passed.

Motion: Chuck Saunders made motion to repair Arbor Woods column. Cost not to exceed \$1600.

AJ Jattuso seconded the motion. Motion passed.

Architectural Review Property Modification Report is attached and made part of these minutes. AJ Jattuso gave review of property modification report and mentioned change in community-wide standards (postcard attached).

Water Committee

Robert Vigil gave update on waterfall water usage and FIRM Response Team results so far. He recommended a survey of lakes and erosion problems.

Operations Review Violations Report is attached and made part of these minutes.

Lindsey Perry gave review on violations report. Contracts for lawn care, critter control and lakes were open for discussion.

Kathy Jones suggested regularly scheduled meetings with contractors to correct any issues that may be occurring.

Motion: Kathy Jones made motion for approval of scope of LCC contracts.

Seconded by AJ Jattuso. Motion passed.

Motion: Robert Vigil made motion for approval to use Aqua Services as sole source for 2012 lake treatment.

Motion seconded by AJ Jattuso. There was one objection. Motion passed.

Cindy Norton suggested inviting Aqua Service representative to a future Board meeting.

Motion: Robert Vigil made motion for approval to use Turf Doctor as sole source for 2012 chemical turf treatment.

Motion seconded by Donn Hall. Motion passed.

Old Business

Geese control discussed. Consensus was to stay on the list for USDA geese management which was approved at last board meeting.

Minutes from board meeting reviewed as previously approved.

New Business

Twelve Stones dock, trash cans, and Hampton Cove sign were discussed.

Motion: Robert Vigil motioned to move to Executive Session.

Chuck Saunders seconded the motion.

Meeting adjourned at 7:30 p.m.

Executive Session

The status of Vaughn, McDonald and Harrell cases discussed.

Motion: Donn Hall made motion to proceed with requiring McDonald to remove his retractable awning.

Motion seconded by Chuck Saunders. Motion passed.

Final motion: Robert Vigil made motion to adjourn executive session.

Motion seconded by AJ Jattuso. Motion passed.

Meeting adjourned at 7:50 p.m.