

A large, rectangular stone sign with the words "HAMPTON COVE" carved into it in a serif font. The sign is supported by three white, fluted columns. The columns have decorative carvings on their shafts. In front of the columns is a large, dense bed of purple flowers. The background shows a clear sky, green trees, and a distant view of a body of water and hills.

HAMPTON COVE

Owners Association Annual Meeting
December 7, 2009

Agenda

Welcome – President Blake Bentley
City Update - Councilman Mark Russell
Board and Staff Introductions
2009 – The Year in Review
2010 – The Year Ahead



2009 Board of Directors

Blake Bentley-President

Robert Vigil-Vice President

José Sanchez -Secretary/Treasurer

Russ Beshirs

Kathy Jones

Reggie Spivey-retiring

Teresa Snyder- retiring

AJ Jattuso

Lindsey Perry



2010 Board of Directors

Blake Bentley

Russ Beshirs

AJ Jattuso

Kathy Jones

Lindsey Perry

José Sanchez

Chuck Saunders-newly elected

Robert Vigil

Lane Wilson-newly elected



HCOA Staff:

Cindy Norton- Director

Tracey Wright -Compliance Officer

Nancy Cavalier- Office Assistant

Joe Tuck- Landscaping

Ronnie Allen- Landscaping



Mission Statement in Simple Language

Our Mission is to manage the

- finances, its
- common properties, and its
- member compliance with community covenants

for the greater good of the community as prescribed in the by-laws of the Association. To accomplish this by

- planning,
- executing, and
- monitoring Association activities to

ensure that resources are used in the most effective means possible to improve property values, provide fair and consistent enforcement of covenants, mitigate risks to the Association members, and communicate important information with the residents.



The Year in Review Topics

1. Finances
2. Compliance
3. Results of 2009 Goals
4. Common Ground



2009 Budget

INCOME:	2009 Budget	Actual thru 10/30/09
Dues 1903 res @ \$355	\$ 670,950.00	\$ 676,227.16
less 14.00/res/Capital fund	\$ (26,460.00)	\$ (26,754.00)
Prorated Dues/new res-32	\$ 6,365.00	\$ 7,371.07
less 14.00/res/cCapital fund	\$ (532.00)	\$ -
Interest	\$ 11,000.00	\$ 1,293.16
Misc, late fees, etc.	\$ 6,000.00	\$ 13,444.45
Lawn Care Revenue	\$ 328,054.00	\$ 319,429.94
Plan submittal fee	\$ <u>4,500.00</u>	\$ <u>2,700.00</u>
	\$ 999,877.00	\$ 993,711.78



Expenses		2009 Budge		Actual 10/31/09
Payroll & Related	\$	198,560.00	\$	136,541.78
Administrative /overhead	\$	74,265.00	\$	54,614.91
Contracts: Maintenance	\$	223,260.00	\$	177,813.01
Contracts:Lawns*	\$	304,064.00	\$	257,513.60
Grounds In House	\$	85,600.00	\$	65,596.59
Maintenance-Improvement	\$	110,728.00	\$	62,562.17
Taxes	\$	3,400.00	\$	5,993.36
Total expenses	\$	999,877.00	\$	760,635.42

Financial Summary

- Revenue was down due to fewer new homes being built and interest rates on saving was down (market wide)
- Expenses were managed in all areas to allow the Board to implement investment projects. (Those will be addressed later in the presentation)



Compliance Update

In 2009, the Board focused on compliance by hiring a dedicated staff position.

The Architectural Review Committee also has reviewed Community Wide Standards and will be publishing these updates on the website.



Architectural Review Committee

Plans Reviewed for New Homes as of 11/30/09

Cobblestone Cove	13
Deford Mill	1
Eastern Shore	2
Glen Eagle	1
Mallard Landing	2
Tammerack Lakes	1
Twelve Stones	1

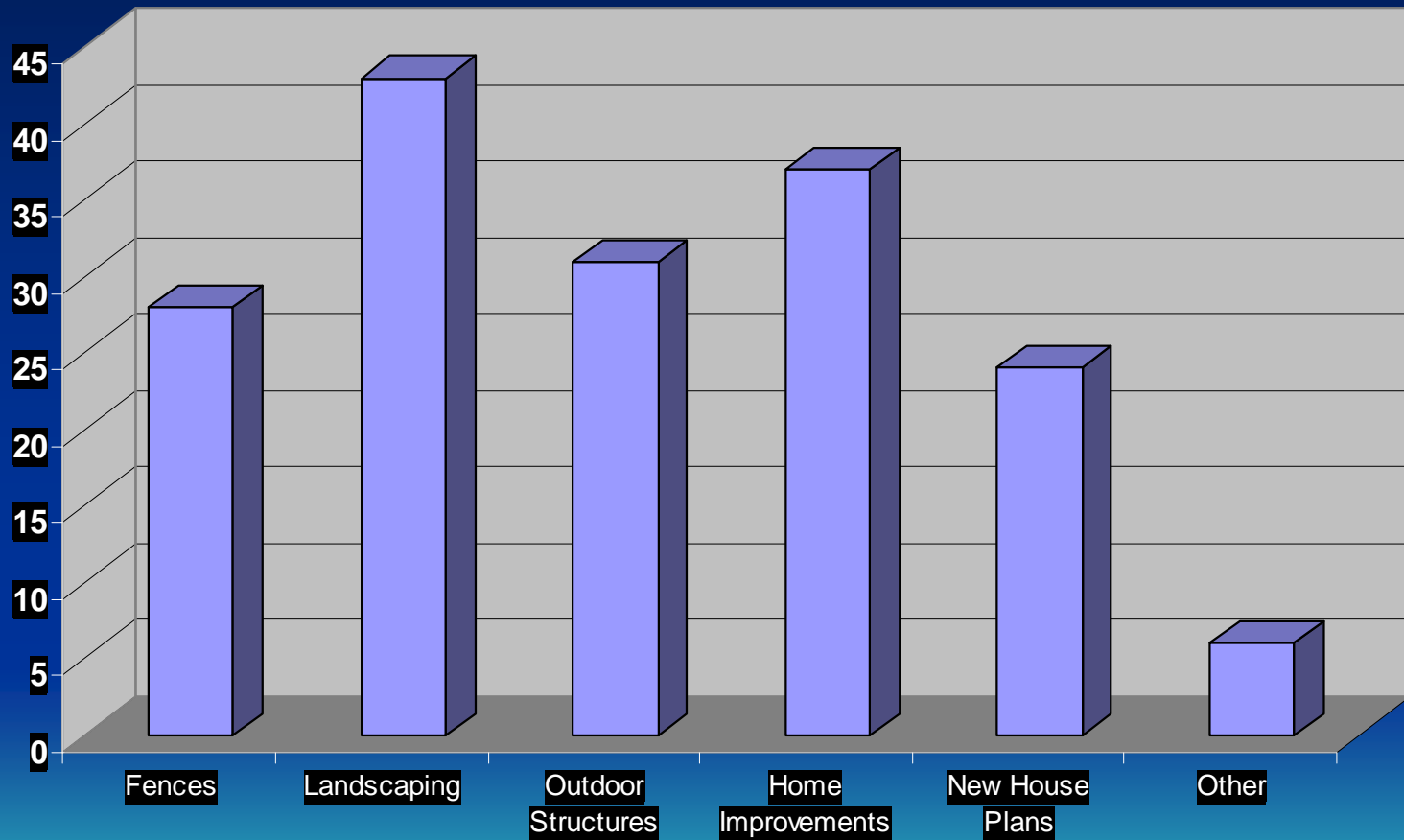
2009 Total Plans	21
2008 Total Plan	39

Revenue from plan submittal forms \$3150.00

Under 100 lots left for build out.

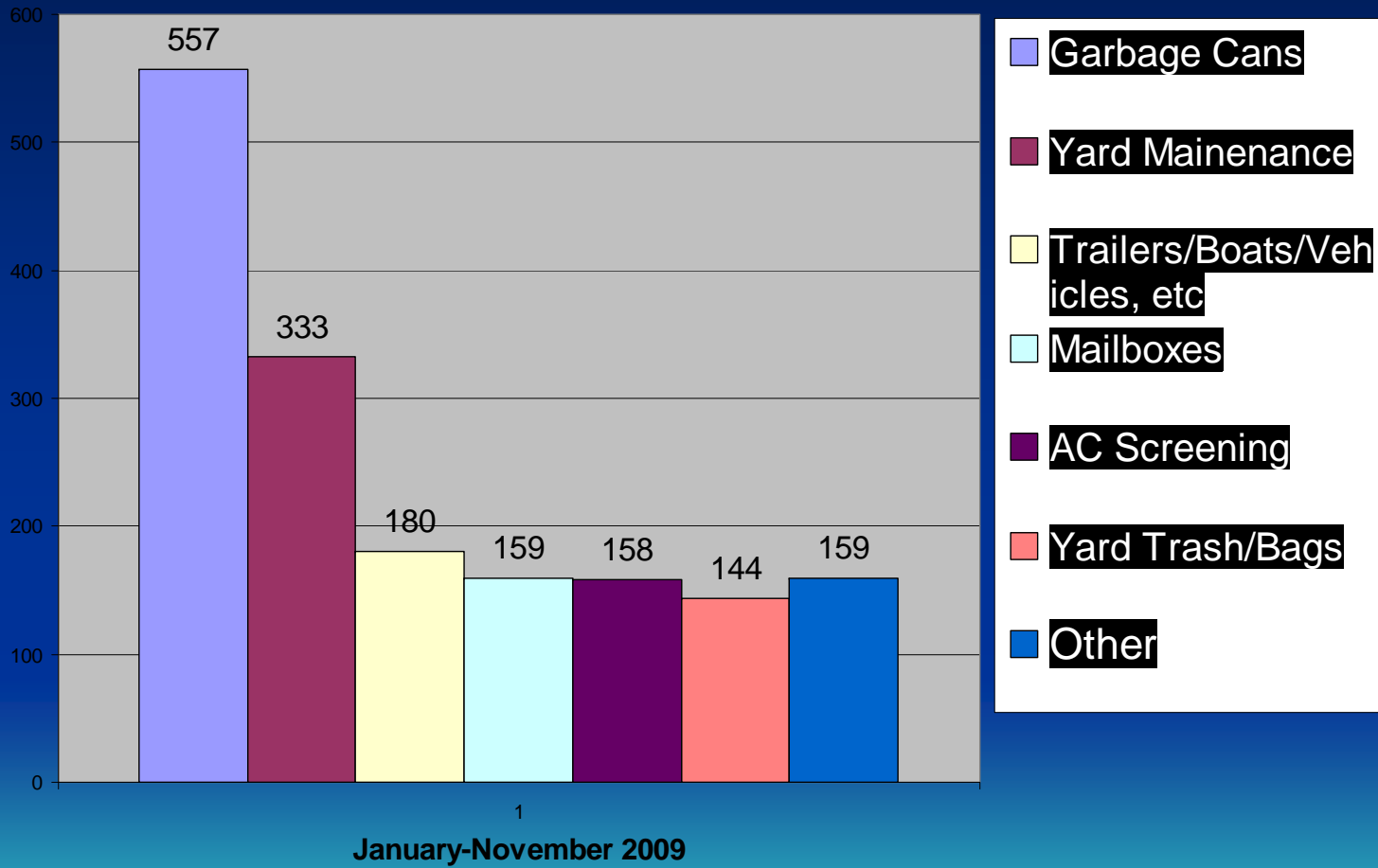


Property Modifications



2009 Compliance Review

Total Violations 1690



2009 Plan and Result

Plan: Increase implementation of wildlife management plan for over population of muskrats.

Result: HCOA employed two contactors that minimally impacted population. We are reassessing our approach.



2009 Plan and Result

Plan: Assess and implement landscape replacement in several overgrown areas.

Results:

Deford Mill Estates: removed overgrowth and replanted

Cumberland Cove: Moved stone sign to improve visibility and planted area to enhance entrance





2009 Plan and Result

Plan: Eastern Shore/Bypass landscaping plan to be completed.

Result:

\$14.5 k investment from Eastern Shore Second entrance to Oakleigh

Removal and replanting of Mill Run Medians-
30k project





Plan: Conduct Long-Range Planning,
Capital Fund and Operating Reserve

Result of Survey:

Resident's Top Three Interests Were:

1. Care and maintenance of common grounds and waterways
2. Covenant Enforcement
3. New Projects that improve the Community



Plan: Collect Engineering Plan for improving water level in Twelve Stones Lake.

Result: The abundance of rain has filled the lake, although no engineering plan was implemented. A Twelve Stones committee of volunteers did some work on the spillway and the Board committed funds to execute esthetic improvements which will be completed soon.



Plan: Enhance lake management chemical plan to avoid excessive growth.

Result: Additional treatments were added in 2009, but found to be inadequate. A complete contract is under negotiation for 2010 to treat: Whippoorwill, Hauns, Twelve Stones, Whistler and Wren for excessive growth.



Plan: Evaluate impact of water loss on Waterfall and solicit engineering plans to solve the loss and repair current damage.

Result:

A study was conducted by OMI, and the results were presented last week.

Evaluation of cost to repair water leakage and a priority action plan is underway. This is a complex issue and will probably take several years to complete.



Unplanned but Executed

Relocated the HCOA offices with 60 days



Money Saved

- HCOA Director negotiated a \$6,000 utility refund due to inappropriate coding from Huntsville Utilities
- Saved \$3,000 dollars through appropriate questioning of workers compensation insurance charges



The Plan Ahead:

- Budget and dues to remain stable for 2010
- Continue to improve Long Range Plan and Financial Management Plan
- Maintain and improve the condition of homes through covenant enforcement to keep Hampton Cove attractive to anticipated BRAC relocations



2010 Budget Income

2010 Budget

Dues At \$355 1915 res@\$355	\$	679,825.00
less 14.00/res/Capital fund	\$	(26,810.00)
Prorated Dues	\$	3,000.00
less 14.00/res/Capital fund	\$	(210.00)
Interest	\$	2,500.00
Misc, late fees, etc.	\$	6,000.00
Lawn Care fees*	\$	334,415.00
Plan submittal fees	\$	2,500.00
Total Income	\$	1,001,220.00



Expenses 2010

Payroll & Related	\$	202,660.00
salaries, payroll taxes, insurance		
Administrative	\$	82,735.00
rent, office supplies, accounting and legal, postage, etc.		
Contracts: Maintenance	\$	268,516.00
Common Grounds, lake maintenance, turf treatment, wildlife control		
Contracts: Lawns*	\$	307,974.00
lawn maintenance, chemical		
Grounds In House	\$	73,200.00
utilities, signage, landscape supplies, dumpster, etc		
Maintenance-Improvement	\$	59,335.00
sidewalks, seawalls, waterfall pump room, fence, etc		
Taxes	\$	6,800.00
Total Expenses	\$	1,001,220.00



Questions:

Are Hauns lake repairs included in the 2010 budget?

We are also asking for a playground in this cul-de-sac on Brandsford Trail as there are numerous small children around.



Answer

- The Hauns lake is in the list of project items for long range planning.
- Another set of play ground equipment is not on the list as of now.



Question

What is going to be done about the issue of teens hanging out, after dark, at the Arbor Woods playground?



Answer

- Two areas in the community have this problem, the Arbor Woods playground and the dock on Hampton Cove Lake.
- Lighting has been priced and is about \$3,500 per outdoor street light.
- For now we will address this in the newsletter and let parents know about the activity and alert them that police will be called by neighbors.



Question:

Does the Board plan to provide any results of the survey we completed some time back and any actions they plan to take concerning suggestions from homeowners?



Answer

- The three most important items were covered earlier in tonight's presentation. A spread sheet is included in your package.



Question

- What can be done to make the Eastern Shore residents bring their landscaping up to the stands?



Answer

- Letters have been sent to the entire Eastern Shore community indicating that a thorough review will be executed and ask residents to bring their properties up to standard.
- The first item addressed will be the number of trees required and then a consistent review of all other covenant and supplemental declarations.



Handouts Available

- Copy of Financial Statements through October 31, 2009 in expanded version
- 2010 Budget previously mailed and an expanded version
- Survey Summary
- The PowerPoint presentation will be on the website under Owners Association minutes.



Happy Holidays

