

**Hampton Cove Owners Association Board of Directors meeting  
Feb 22, 2010**

180 Old Highway 431, Suite F

Submitted by Cindy Norton and Nancy Cavalier.

The meeting was called to order by Blake Bentley at 6:02 p.m. with the following people present:

Blake Bentley, Russ Beshirs, Robert Vigil, Al Jattuso, Kathy Jones, Lindsey Perry, Lane Wilson, also staff Cindy Norton and Nancy Cavalier along with guests, J. Wayne Fears, B. Sofee Fears, Trevor Cole, and Charlie Hubert.

The first item discussed was muskrat control. J. Wayne Fears, a HC resident and wildlife biologist discussed effects of tunneling on land and options for bringing muskrat population under control. The two options are 1. Riprap 2. Trapping.

Guest, Trevor Cole discussed the waterfall conditions and options for repairs that he identified initially, and also some of those suggested by the OMI Report. Robert Vigil then presented his recommendation of actions to take to repair the waterfall. He suggested clean out of debris, leaves, dirt, etc. and a preliminary repair until later in the year to do more extensive repairs.

Blake requested a deadline of one week to get bid for fixing the pipe.

Robert Vigil made motion to clean out the waterfall immediately and not to exceed \$5000, or the lowest bid.

**AJ seconded the motion. Motion passed. It was agreed that Trevor would be asked to do the clean out work, as his was the lowest bid. A request would be made to start as soon as possible.**

Next on agenda was the Whippoorwill Lake. Robert Vigil mentioned 2/3 of dirt should now be dredged out.

Robert gave update on Madrey Park. Picnic tables have been delivered and are in storage for installation sometime in spring.

Cindy presented the financial update with two formats from the Finance Committee. There was little discussion, but it was agreed that the one suggested by Kathy would be used each month. Russ Beshirs mentioned the importance of those with authority to sign checks to sign corresponding invoices also.

Russ Reported that the Finance committee would further discuss forecasting at its next meeting.

The Directors report of projects status was next on the agenda and Cindy asked if anyone had any questions before she addressed items that needed decisions.

Item# 12 Irrigation in various common ground areas. The director requested that one of the first phases for irrigation improvement be installed at the spillway on Hampton Cove Lake by Largen for the quote of \$2650 plus the cost of a meter and tapping fee.

**AJ made the motion to install this irrigation as requested.**

**Kathy seconded the motion. Motion passed.**

Item# 13 The Director reported that the contract for the lake chemical treatment through Aqua Services was signed per agreement last year. The director reported that the following was required by HCOA 1. 24 to 48 hour notice of the execution of visits. 2. Visits every two weeks

and written report monthly about the conditions of the lakes to be provided to the board from Aqua Services. All lakes to be treated. Contract and addendum available if needed for inspection or review. Contract exceeded budgeted amount by around \$3000, due to a more aggressive approach and all lakes being treated.

Item# 14 Chemical treatment turf. Cindy discussed Turf Doctor bid for chemical treatment and recommended renewing contract with the addition of fire ant control. Kathy Jones agreed. Discussion followed.

There was no additional support for fire ant control. The Director withdrew the recommendation and asked for renewal of Turf Doctor contract for the same service as last year, noting that they have not gone up on our price in 4 years. The ant control package for common ground areas was then discussed. The increased price would reflect ant control chemical only. No labor would be charged since the usual chemicals would be administered at the same time. Kathy made a motion to renew as stated with Turf Doctor and Lindsey seconded.

Cindy then discussed condition of Accounts Receivable. There are currently 43 uncollected 2010 annual dues. She said realistically we may collect half and suggested sending one more letter to residents before turning over to an attorney.

Blake suggested sending lien letters and filing liens in-house instead of using an attorney. Director will research the pros and cons of this practice.

Monthly issues report overview was given.

Blake made mention of drunk driver in neighborhood of Cobblestone and letter delivered to HCOA office by concerned neighbor regarding incident of drunk driver.

AJ Jattuso gave run down of projects up for review.

Josh Harrell 7' fence issue was discussed and action to be taken. Cindy gave brief overview of letter sent previously to Josh Harrell and suggested lawyer letter. Motion was postponed to pursue via the attorney the reconstruction of a fence that exceeded an approved height.

The next item was the exterior painting of a house without approval. Cindy will speak with lawyer for advice on the next best step to be taken, after the letter recently sent.

Kathy Jones raised question regarding status of Awning violation filed.

Cindy reported that our attorney is now preparing discovery questions, the case was filed and it was up to the defendant to answer it.

AJ moved to adjourn the meeting. Motion passed.  
Meeting adjourned at 7:50pm.

