

Hampton Cove Owners Association Board Meeting

March 27, 2006

Board Meeting Minutes

Present: Bill Chapman, Jason Clowers, Donn Hall, Reggie Spivey, Brian Monroe, Wade Hays, Donna Hays, Cindy Norton, Katie Lyles.

Residents Present: H. Bruce Wright, Stone Leigh Terrace; Bill Mordan-Eastern Shore; David and Sandy Pope-Eastern Shore; Gene Ashley-Eastern Shore.

Submitted by Cindy Norton.

Bill Chapman, President called the meeting to order at 6pm. Introductions were made all around the room.

The board reviewed the minutes for the February 20, 2006 board meeting.

Motion: B. Chapman made a motion to approve, Reggie Spivey seconded, a vote was called and the minutes were approved unanimously.

- **Financial Reports** were the next topic on the agenda.

Financial information was reviewed by Donna Hays, and is attached to the permit records of these minutes. Donna reported that the HCOA was within budget for the calendar year, and that all the finances were in line. Some accounts were combined and moved to Smith Barney for simplification. The account balances were reflected on the second page of the report. The Capital fund was funded with 1620 households at \$14 each.

Jason Clowers further noted that a review had taken place of financial practices and accounts had been simplified. There were too many bank accounts and now there were fewer. Our assets are yielding 4.2% in a money market account that is liquid and fully insured. This left a payroll account, operating account, and income account in place.

Discussion followed about those who might want to pay dues early. Jason indicated an account could be set up for early income to handle this and Bill further indicated interest could be made on that money.

- The next topic was the **Community Picnic**. Cindy Norton reported that the Schwann Fun Bus was available again April 22nd. The Hays Preserve was not available because that was Earth Day a regional celebration held each year. Donn Hall added school would be out Friday April 21st and that might impact attendance. Since Schwann could not commit to any other dates the board decided to table the picnic and discuss it in the summer.

Motion: Bill Chapman made a motion, second ed by Donn Hall to transfer \$7789.90 to the capital fund and to earmark the money for a community picnic in the future. Motion carried.

- The next item on the agenda was the discussion the lack of response to request for the completion of **In Home Business Applications**. Katie ask about the intent to fine as described in the covenant and described a situation where someone had been asked twice to complete and in home business application. The application was never returned to the office. The consensus of the board was that a system of notifications, and fines should be followed if not already in place. The staff will research previous minutes and report via email on this issue.

- **Annual Dues Update** was the next item. Katie reported that 1630 annual dues checks had been collected for 2006 and that 14 liens were placed on homes with outstanding dues.
- Under New Business the **White Fence Repair** was next on the agenda. Donna reported that the work would start this week and that 200 boards had been ordered at \$5.60 each. The first work would be to remove the currently damaged boards. Discussion followed about a location to use for painting prior to installing. The project will be \$7680.00 in labor. Discussion followed about getting pricing for vinyl fencing and looking at the possibility of replacing the wood fence with a vinyl fence. The need for annual cleaning would have to be considered as a regular budget item if a vinyl fence was erected. Preliminary pricing information indicated that the installed price per linear foot would be around \$7.10 and therefore a significant expense should it be undertaken.
- **Architectural Review** was the next topic. Donna brought up the submission by a potential homeowner to install a Ham Radio antenna. This has never been requested but is allowed by the Covenant and has been reviewed and approved by ARC. The covenant does allow for antenna and the submission is within the practices described in the covenant. Bill reported there had been 20 additional submissions from homeowners and 6 to Fugua. A list of submissions was attached to the financial report.
- **The Finance and Long Range Planning Committee** was next on the agenda. Jason reported the need for a meeting now that the other aspects of Financial were completed. Bill reported that Smith had not assessed the property located near the intersection of Hwy 431 and Old 431 that they had been asked to asses. It was discussed that other sources would be researched to do this.
- The next item was **Operations Review**: No report.
- The next topic was **Water and Land Management**: Reggie has a meeting of the committee in the works within the next few weeks to address several issues.

Other issues of the water level of the lake in Twelve Stones were discussed. Reggie's research with the city indicated that a process had been undertaken when the roads were reconstructed that was reducing the level of water in the lake. Something called silt was put in during this process. The spillway was most likely not the cause of the reduced level of water in the lake. Jason has spoken with a number of homeowners and gathered the history of the opinions of the situation. Wade Hays agreed to review the situation and offer recommendations on some items to be done that might improve the esthetics of the situation and the water level. He will report back to the committee with recommendations and pricing.

The next issue was water collecting between lots on Stonewall and Wellstone. Wade agreed to do an assessment there as well and offer recommendations to the W&L Committee

Donna brought up and explained the down spout drainage issue in Eastern Shore and that solutions had been requested of the builder and developers, Chris Beyl and Mark Anderson. Bill pointed out that this had been brought up several times and remained unsolved. Reggie

asked the question of how do plans related to the common area that is to be put in by developers get approved. He noted he had not seen such plans submitted in his short tenure. It was agreed that a meeting with C. Beyl, Mark Anderson, and the ARC committee would be scheduled.

The residents present from Eastern Shore were invited to comment and the comments related primarily to the fact that the down spout drainage which poured over the sidewalk was dangerous and unsightly, and easily remedied if the spouts taken under the sidewalk.

- The next item on the agenda was the **Nominating Committee**. Donn Hall reported that there will be a need to replace an existing board member in the near future.

Discussion resumed on the area near the spillway between Eastern Shore and Stoneleigh Terrace. Wade identified the need for work to be done in this area that is basically a “drop off”.

Motion: Bill Chapman made a motion seconded by Reggie Spivey and Donn Hall to fill the hole and create a safer area. The motion carried.

Reggie Spivey brought up the email regarding the watering of the common area adjacent to lawns in Eastern Shore and Donna stated that the lawns should drain to these areas and some of the heads will be directed to this area.

Reggie also provided the name and number of the City Engineer: Chris Mc Neese and his phone number 427-5315. Mr. McNeese said he would be willing to talk with anyone about the lake in Twelve Stones.

There being no other business the meeting was adjourned at 7:15 pm.