

Hampton Cove Owner Association
Minutes from the May 15, 2006 Board of Directors Meeting

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

Visitors: Valerie Byars, Ryan & Lisa McCormack, Bevan Whitaker, Doris Smith, Sharon Stephenson, Alvin & Gladys Oaks, Keith & Jill Harris

Bill Chapman called the meeting to order at 5:55pm before the visiting members arrived.

Approval of the Minutes from April 17, 2006 meeting: Jason Clowers made a motion to approve the minutes from the April 17 meeting. Diane Harris seconded the motion. The motion carried.

Committee Reports:

Architectural Review Committee: Donna Hays reported that the HCOA had received 33 plans and Fuqua & Osborne had received 8 for a total of 41 submitted plans. She also stated that the second addition of Mallard's Landing should be submitted soon. Donna presented a Fence Submittal Form to be approved as a fencing guideline that would be placed on the website and used for those communities without a prior, specific fencing form. The Fence Submittal Form is attached and made part of these minutes Jason Clowers made a motion that the Fence Submittal Form be accepted. Reggie Spivey seconded the motion and the motion carried.

Review of Financial Information: The financial reports are attached to and made a part of these minutes. Jason Clowers reported that our interest rate on our capital fund is up to 4.43% risk free return. Donna Hays reported we were over budget because of the white fence but in budget elsewhere. She reported that a lot of trees have had to be cut down lately and in the future some of the budget may need to be attributed to cutting down trees. Jason Clowers motions to accept the financial report. Bill Chapman seconded the motion and the motion carried.

Committee Reports (continued):

Financial & Long-Range Planning: No report

Operations Review: No report

Water & Land Management: Donna Hays reported that the muskrats from Glen Eagles have moved to Providence Island and a retaining wall will be needed or the land bridge will erode. Since a bid is already being made for a retaining wall in Eastern Shore, it was decided to get a bid for Providence Island at the same time. Katie Lyles also agreed to call the Muskrat Man tomorrow.

Bids are still being collected for the retaining wall for Eastern Shore.

Whippoorwill Lake Erosion was tabled until Wade Hays is present.

The Twelve Stones Drainage Issue was tabled until the Twelve Stones residents arrived and gave their presentation.

Whistler Lake is similar to Whippoorwill Lake and Donna Hays offered that Reggie Spivey should call John Henegar to discuss possible options to prevent the erosion.

Nominating: Donn Hall reported that he had a few candidates for the elections at the end of the year

Audubon Entrance Presentation

Valerie Byars of 2545 Audubon Lane presented the petition to the Board of the residents at the Audubon entrance. The petition is attached and made part of the minutes as well as the resident's petition to the City of Huntsville. With over 180 signatures, she stated their concerns to be traffic control, safety, property values, and keeping the TJ Lee business in a neighborhood standard that would not impose a nuisance to the surrounding property. The resident's requests are a Deford Mill brick entry wall and landscaping to shield them from the commercial building. Ms. Byars and the McCormacks (the residents whose property the brick wall would be adjacent to) are both willing to offer some of their personal land for the wall and TJ Lee has agreed to invest some money in the structure.

Lisa McCormack asked the Board to support them and oppose TJ Lee's landscape variance hearing to be held May 16, 2006 at 6:00 p.m.

The residents also asked the Board to support them in their request to the City for speed tables on Audubon Lane.

TJ Lee, owner of the HCCA and adjacent property, reported his intent with the landscape variance. If he receives the landscape variance, it would allow him to build two one-story structures rather than one multi-story building. He also stated that if he did not receive the variance, an alley way would be needed between the back side of the building and the Audubon entrance. Mr. Lee reported that he was willing to offer the homeowners if he receives the landscape variance that he will build at least in $\frac{3}{4}$ brick construction, plant more landscape than what is required by the City, provide a wooden fence with brick posts on each side. He also reported he is paying to conduct a traffic study.

Twelve Stones Drainage Issue

Keith & Jill Harris reported the current condition of the drainage issue to be worsening ever day. They reported the Willett's landscaping is rotting and that they have been using a pump to keep their yard in decent condition. After some discussion of who is responsible to fund the repair, it was decided that Bill Chapman speak with the lawyer, Sam Givhan, and see who is responsible.

All visiting members exited the meeting. More discussion of the brick entry wall to Audubon Lane followed and the wall and landscaping request was tabled and agreed that construction should not commence under any circumstances until TJ Lee starts development.

Jason Clowers made a motion to support the resident's requests for speed tables on Audubon Lane. Reggie Spivey seconded the motion and the motion carried.

Old Business

Donna reported that we were over budget for the white fence and were still in need of 250-300 boards to complete the fence. A spreadsheet containing the white fence budget and actual is attached and made part of these minutes. Donna also reported that Mallard's Landing is responsible for some of the maintenance of the white fence and we should receive some money from them. Also, Mallard's Landing destroyed some of the white fence in construction and Bill offered that Sam Givhan write them a letter concerning their responsibility regarding the fence. Donna stated it should cost less than \$3000 to finish the fence and Jason Clowers made a motion to finish the fence, Bill Chapman seconded the motion, and the motion carried.

The meeting was adjourned at 8:15 pm.