

Hampton Cove Owners Association Board Meeting

Nov. 13, 2006

Board Meeting Minutes

Present: Brian Monroe, Jason Clowers, Diane Harris, Donn Hall, Wade Hays, John Hays, Donna Hays, Cindy Norton and Katie Lyles, Bill Chapman. Reggie Spivey joined the meeting at 6:20.

Submitted by Cindy Norton.

Bill Chapman called the meeting to order at 6:01 pm, with a quorum present.

The first item on the agenda was Financial Report from Donna Hays and the 2007 Budget approval. There are currently 1721 total residents to date. Discussion followed regarding the potential year end status of the organization. After a lot of discussion the budget conversation was postponed till later in the meeting.

Motion: Bill Chapman made a motion that we contribute up to \$50,000 to the capital fund from current funds on hand for the long range plan. Donn Hall seconded the motion and the motion carried.

The next item was the City of Huntsville's offer for the property along the Eastern Bypass for the purpose of extending the greenway. Discussion followed.

Motion: Reggie Spivey made a motion that we accept the cities offer of \$39,200.00 as proposed in the letter from Kelly Davis dated Oct. 24, 2006. Diane Harris seconded the motion and the motion carried.

John Hays left the meeting at approximately 7:15.

Discussion returned to the Budget and the need to continue growing the capital fund for purposes of improving the community. Discussion followed regarding current need to replace the pumps in the waterfall, improve the lake in Twelve Stones.

Motion: Jason made a motion to accept Wades offer to prepare and beautify the lake edge in Twelve Stones for \$6000.00. Bill seconded the motion and the motion carried.

Discussion continued on the budget and it was agreed the budget would be voted on via email after some adjustments were made by Donna.

The next item on the agenda was the Lawn Care Communities. Discussion followed about the recent meetings with residents of these communities the financial statements prepared by House and Albright and the administrative cost of these communities. Wade asked that Sam be consulted on the feasibility of giving the Stoneleigh Terrace community the option of opting out of required lawn care, since they are a built out community. Brian Monroe indicated that this might require 100% of agreement on the part of the residents. Discussion followed.

Motion: Donn Hall made a motion to accept resolutions into action increasing the lawn care dues to \$1500 per year, or \$375.00 per quarter for the year of 2007. Resolutions are attached to these minutes and included as a part of these minutes. Motion was seconded by Bill Chapman. Vote was called and motion carried with one abstention.

The next item on the agenda was the drainage platforms in Eastern Shore as proposed by the Water and Land Committee. The proposal to construction them over 3 current drainage areas was reviewed by Reggie Spivey. Discussion followed.

Motion: Reggie made a motion that the HCOA build these platforms for safety and aesthetics and control since they exist in common ground. Donn seconded the motion. Vote as called and motion carried. Charlie Hubert will be contracted at \$1350.00 per platform to construct them per the design agreed to by the Water and Land Committee.

The next item on the agenda was approval of the minutes of the Sept. 18th meeting. Wade made a motion to approve the minutes seconded by Jason, and the motion carried.

Motion: Jason made a motion to adjourn the meeting at 8:10, seconded by Bill Chapman. All agreed.