

**Hampton Cove Owner Association
Board of Directors Meeting
Minutes from June 19, 2006**

Present: Donn Hall, Wade Hays, Brian Monroe, Reggie Spivey, Jason Clowers, Katie Lyles, Cindy Norton, Donna Hays
Visitors: Paula Burchenal, David Pope, Mary Beth Walker, Pat Oliver, Bruce Wright, Bill Mordan

Donn Hall was the presiding officer due to Bill Chapman's absence and called the meeting to order at 6:06 p.m.

Mary Beth Walker Presentation

Mary Beth Walker, resident of Stoneleigh Terrace, presented a petition signed by members of the three lawn-care communities, Eastern Shore, Mallard's Landing, and Stoneleigh Terrace, that requested a permanent position be allotted to a member of the lawn care communities on the Hampton Cove Board of Directors. They believe that a permanent board position will help further the communications between the lawn care communities and the Association. The petition is attached and made part of the minutes.

The second request Mary Beth presented was to have a member of their communities immediately appointed to the empty seat on the Board, for which she volunteered. Donn Hall responded that thus far the Board has decided not to fill the position, although there have been other interested candidates. The item was tabled until the Board can meet in Executive Session. Mary Beth further requested that the decision of the Board be given to her in writing.

Approval of the Minutes from May 15, 2005 meeting:

Motion: Jason Clowers made a motion to approve the minutes from the May 15th meeting as presented. Wade Hays seconded the motion. The motion carried.

Review of Financial Information:

The financial reports are attached to and made a part of these minutes. Donna Hays reported we were over budget because of the white fence but in budget elsewhere. She reported that she added a tree category to the budget due to the large number of trees the Association has removed lately and plans to replace the dead trees this winter. A category for the white fence was added also.

Committee Reports:

Architectural Review Committee: Donna Hays reported that the HCOA has received a total of 52 plans this year. Mallard's Landing Second Addition plans have been received by the HCOA office and are in the process of review. Donna asked the feasibility of putting a construction entrance in Mallard's Landing 2nd addition and the item is tabled until Wade inspects the site. The next item for discussion is removing the sections of white fence that line US 431. The white fence currently does not reside on our property

so we will attempt to obtain permission to remove the white fence. Estimated cost of labor and disposal is \$3000-\$3500. Donna presented a property modification form to build a fence barrier between two feuding residents on Chamlee Place. Discussion followed. The plan of the structure is made part of these minutes. Jason Clowers motioned to approve the plan of the fence barrier, Wade Hays seconded the motion, and the motion carried.

Financial & Long-Range Planning: No report

Operations Review: No report

Water & Land Management:

The committee will meet at 7pm, Thursday, June 22 at Reggie Spivey's home. Reggie Spivey reported information was being collected on the cost of a seawall for the lake at Eastern Shore. Dodd Weaver submitted a price of approximately \$76,000. Reggie mentioned other prices had been gathered that ranged from \$100,000 to \$140,000. Reggie further indicated the information was collected to be given to the residents of ES for review before any formal decisions or request would be made of the board. Wade suggested looking into blocks to curb the erosion. The item was tabled until after the Water and Land Meeting.

The Whipperpool Lake erosion is discussed and a wooden stake driven into the same hole as the one that has rotted will serve as a 10-15 year solution. Wade will find out if John Henegar is able to subcontract this labor. Wade also agreed to go look at the Whistler Lake situation to see how to get some sac-crete or rip rap to curb the erosion.

Old Business

Donna reported that we are \$8000-9000 over the budget of the white fence and other than a few boards it looked good. Donna will have the contractor fix the lopsided boards. Reggie further stated that even though the amount came in over the selected budget, it was still in line with cost information that had been collected.

Katie presented the fence situation on Little Cove Road. The resident at 2414 Little Cove Road has built their fence on the property line and ignored the approved plan for the fence which required the fence to be three feet of the property line on the sides. Now the resident at 2412 wants to build a fence and 2414 will not allow them to tie into their fence. The two options are to have 2412 "dummy up" to 2414 or to have Bill Roberts who has offered his services at no cost to move the fence at 2414 to satisfy the approved plan. The Board agreed to send all information to Sam Givhan, the association attorney, for an opinion before the board votes on the issue.

The Twelve Stones drainage issue will be fixed soon. Leonard has received \$4000 from Smith Engineering and Ragan and Company will also contribute \$1000. Leonard stated in a meeting held earlier this month that he could fix the problem for \$5000.

Executive Session Minutes

The Board entered Executive Session at 7:30 p.m.

The Board discussed the Mary Beth Walker request to have a member of the lawn care communities fill the empty seat.

Motion: Wade Hays made a motion to not fill the empty seat since we have other candidates interested in the appointment, and that the board encourage and pursue candidates to run for office in the October elections. Jason Clowers seconded the motion and the motion carried.

Motion: In response to the Mary Beth's petition, Donn Hall motioned that the board maintain its current structure as a board elected at large according to the by laws, and not become a board with specific internal community representation. Jason Clowers seconded the motion and the motion carried.

Motion: Jason Clowers made a motion to adjourn the meeting at 7:45, Wade Hays seconded, and the motion carried.