

**Hampton Cove Owners Association
Board Meeting July 27, 2010**

Present: Robert Vigil, Lindsey Perry, Lane Wilson, Russ Beshirs, AJ Jattuso, Kathy Jones, Cindy Norton, and Chuck Saunders.

Guests: Eric Cole-Arbor Woods, John and Mildred McDonald-Mallard Landing, Shawn and Laura Hale-Twelve Stones

Minutes Submitted by Cindy Norton (**motions in bold**)

R. Vigil called the meeting to order at 6:02pm:

Eric Cole spoke about storage buildings and his presentation is attached.

The McDonald's asked about the plans for Hauns Lake. Robert Vigil presented the following email, an indicated it would be voted on later in the meeting. Discussion followed.

Fellow Board Members,

I would like to propose the following process so that we begin to address the issues at Hauns Lake.

The purposes of this project are listed in order of importance.

- 1. To restore the Storm water Retention Capacity of the Lake to comply with Federal and State Regulations.*
- 2. To address the issues with plant growth in and around the Lake*
- 3. To provide a safe and useful venue for recreation and use of the homeowners.*

With that in mind, Henegar has volunteered to breach the overflow box (for free) and drain the Lake the week of July 18.

I will need the following actions to be taken.

- Cindy and any other board members with information on dredging and restoring lake capacity to date will forward me the results of discussions and proposals from any and all contractors and neighbors*
- A mail out be sent to all neighboring homeowners of the actions to be taken and making them aware of the upcoming activities and the disruption of the lake status*
- A meeting will be set up with potential bidders following the draining of the lake to determine the extent and difficulty in removing the silt and vegetation from the lake and soliciting proposal methods and costs*
- Contacts in the community will be established to provide input into the clearing and uses of the Lake front. This will function like the groups which assisted in the work at Whippoorwill Lake and at Twelve Stones pond.*
- Members of the Water Committee will assist in preparations and execution of the project.*

Estimating 750 ft. long by 100 feet wide by 4 feet deep equals over 10,000 cubic yards of material to be removed. This is three times the size of the endeavors at Whippoorwill Lake. We will use the same format in stepping down the levels from the shore.

The east end of the lake will be cleared to provide access to the shore and remove unsightly brush.

Estimated time to accomplish will be two to three months if we start following the start of the school year.

Estimated cost will be over \$50,000 based on previous experience and the unknown factors of cleaning out this lake.

Your help and input would be helpful at this stage to get rolling on one of our highest project priorities.

I look forward to your responses and assistance.

I will present a methodology and request initial funds at the July Board meeting.

Robert D. Vigil

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Discussion followed.

Shawn and Laura Hale addressed four issues of concern regarding the house plan submitted:

- Location of the garage-attachment two-Hale
- Orientation of house on the lot-attachment one-Hale
- Number of trees in the front yard
- Height of front door-not attached but received and filed with minutes

After discussion, the topic was tabled, with the plan that another meeting would be called to discuss.

Lindsey Perry made a motion to dispense with reading of statistical reports that can be read in advance, seconded by AJ Jattuso:

- The issues report*
- The violations report*
- The modification report*
- The legal update report*

Any issues for discussion/decision related to these reports will be reflected as a specific item on the agenda.

Motion passed unanimously.

Charles Saunders made a motion seconded by AJ Jattuso that of the \$120,000 dollars for Projects be earmarked as follows for the remainder of 2010:

<i>Waterfall:</i>	<i>\$30,000</i>
<i>Hauns Lake:</i>	<i>\$40,000</i>
<i>Land:</i>	<i><u>\$22,000</u>(to include 3 items from priority listed below)</i>
<i>Total:</i>	<i>\$92,000</i>

Land items:

- *Waterfall island Maintenance*
- *Oakleigh /Tamarack Improvements*
- *Arbor Woods*

The remaining \$28,000 to be held, until the three items above are completed, unless changed by action of the board.

Planning should proceed for the use of the remaining funds. Expenses from this fund to be itemized monthly in agenda package.

I further move that the CD Ladder plan submitted with the agenda be approved for the investment of the Reserve Fund (\$200,000.00), and request the officers authorize the investments with Morgan Stanley Smith Barney as described in the Laddered CD proposal one in the agenda.

Further move that the director along with committee chairs be authorized to expend funds for the items beginning July 27th, with the exception that a further scope will be submitted via email for Hauns Lake after the lake is partially drained and has been allowed to dry (estimate-August 23 board meeting).

After discussion about the removal of the pump motor this morning, and the fact that no information was yet available, the vote was called and the motion passed. 4 votes yes, A. Jattuso, L. Wilson, C. Saunders, and R. Vigil and one vote no by R. Beshirs and one vote in abstention, L. Perry.