

Hampton Cove Owners Association
Board Meeting Minutes
July 25, 2011
Submitted by Cindy Norton & Nancy Cavalier

Board Members present: Chuck Saunders, Kathy Jones, Lindsey Perry, Robert Vigil, Blake Bentley, Jose Sanchez and Donn Hall

Also present: Cindy Norton, Nancy Cavalier, & John McDonald

Not present: Lane Wilson and AJ Jattuso

Robert Vigil called the meeting to order at 5:56 p.m.

Mr. McDonald addressed the board regarding community wide standards. He agreed to comply with court's decision on action to be taken regarding his retractable awning.
Robert Vigil will refer to ARC and keep Mr. McDonald abreast of progress of lawsuit.

Mr. McDonald left at 6:03 p.m.

Blake Bentley arrived at 6:05 p.m.

Issues Summary Report is attached and made part of these minutes.
Board discussed current resident issues.

Donn Hall arrived at 6:08 p.m.

Financial Summary is attached and made part of these minutes.
Financial summary was given by Cindy Norton. Accounts receivable collections progress was reported.
Donn Hall mentioned financial policy is forthcoming.

Land Committee

Land Committee Report is attached and made part of these minutes.
Kathy Jones addressed geese control also seeding Kincade Commons and Arbor Woods Commons with annual rye grass.
Donn Hall will talk with scout leader and inquire if painting white fence along Eastern By-pass could be incorporated as community project.
Discussion for projects remaining in 2011 followed. Blake Bentley made motion to proceed with USDA geese management. Donn Hall seconded motion. Motion passed.

Architectural Review

Cindy Norton discussed property modification report. Property modification report is attached and made part of these minutes.

Water Committee

Robert Vigil discussed progress of waterfall project. Sodding laid and sidewalk installed this morning. 9:00 a.m. tomorrow is walk-thru. Boulders to be water blasted on west side.

FIRM status noted nothing in writing as of yet.

Operations Review

Violations report was reviewed. Violations report is attached and made part of these minutes. Scope of work for lawn care contracts is soon to be finalized.

Lindsay Perry presented a final draft of the employee job descriptions and a draft of an evaluation. Lindsey Perry made a motion to accept HCOA employee evaluation form and job descriptions. Jose Sanchez seconded the motion. Motion was opened for discussion. Motion was passed.

Old Business

Minutes from June board meeting reviewed and edited by board.

Motion to accept minutes as amended from June board meeting made by Donn Hall. Chuck Saunders seconded the motion. Motion passed.

New Business

City of Huntsville interested in leasing part of HCOA property. Rob Rawlinson, attorney is researching will be reviewed and addressed by board at a later date.

Budget for 2012 will be submitted shortly, discussed and voted on in October.

Chuck Saunders made motion to adjourn meeting. Jose Sanchez seconded the motion. Motion passed.

Meeting adjourned at 7:15 p.m.

Land Committee Report

July 25, 2011

1. **Kincade Commons:** Goose wire around area to keep geese off long enough for seeds to germinate installed. Area has been mowed once. After third mowing, Turf Doctor will kill weeds. Propose over seeding with annual rye grass in September in order to hold soil and provide nutrients for the soil in May when the rye grass dies.
2. **Arbor Woods Commons:** Has been reseeded and irrigation repaired. Propose over seeding with annual rye grass in September in order to hold soil and provide nutrients for the soil in May when the rye grass dies.
3. **White Fence along Eastern ByPass:** Fence has been removed with the exception of 5 posts on either side of entrance. Contractor will begin working on railing soon. Need to check with Donn Hall as to whether or not the scouts would paint as a community project.
4. **Heron Gardens:** Waiting for cooler weather to plant. Bench in place.
5. **Glen Eagles:** Bench in place.
6. **Projects remaining for 2011:**
 - a. Do we want to proceed in getting columns at entrances straightened?
 - b. Do we want to put riprap in areas where erosion is a threat to the sidewalk on the eastern side of Hampton Cove Lake?
 - c. Do we want to begin procedures with USDA for goose management controls?

ARC Report

RECEIVED	45 day	ADDRESS	NAME	MODIFICATION	PRE-ACTION	TO ARC	Approved/ Denied by	COMMENTS
6/6/11	7/21/11	Featherstone	Pollard	New building	to aj6/8, tobb6/20	yes		
6/13/11	7/28/11	3208 Sandstone	Tucker	paint fence/shutters dark brown		no	tw	
6/14/11	7/29/11	3008 HCW	Roop	remove trees		no	tw	
6/17/11	8/1/11	2821 Castle Pines	Tetrault	create flower bed		no	tw	
6/20/11	8/4/11	CB03-136	JBHomes	New building	tobb6/20	yes	aj/bb	
6/21/11	8/5/11	3208 Sandstone	Tucker	add shutters to all sides of house		no	tw	
6/22/11	8/6/11	2422 Audubon	McCloy	add roof over back patio	to aj 6/23	yes	aj	
6/21/11	8/5/11	3106 Honors Row	Combs	Outside fireplace, extend patio, extend fence	Need more info, sent email 6/23	yes	aj	
6/23/11	8/7/11	3101 Shoreway	French	screen in small side porch	to aj-2-6/23	yes	aj	
6/23/11	8/7/11	3112 Stone Path	Blanson	additional AC, update landscaping	to aj 6/23	yes	aj	
6/27/11	8/11/11	2834 ES	Maynard	landscaping, pergols, patio	to aj 6/27	yes	aj	
6/27/11	8/11/11	3114 Stone path	Sims	Plant trees	to aj 6/30	yes, due to issues	aj	
	2/14/00							
	2/14/00							
	2/14/00							
	2/14/00							
	2/14/00							
	2/14/00							
	2/14/00							
	2/14/00							
	2/14/00							

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ARC July 2011 Report

RECEIVED	45 day	ADDRESS	NAME	MODIFICATION	PRE-ACTION	TO APPROVE	Approved/ Denied by	COMMENTS	DATE	DATE DENIED
D				N		C		S	APP	D
7/5/11	8/19/11	2805 Winterberry	Prestgard	pool	to aj 7/6	yes	aj			7/8/11
7/6/11	8/20/11	2607 Treyburne	McGraw	pergola	to aj 7/6	yes		need more info, emailed 7/6		
7/6/11	8/20/11	2665 Quarter	Houser	two additions	to aj 7/6	yes	aj			7/8/11
7/11/11	8/25/11	2623 Quarter	Deluco	replace trees	already cut down	no	tw	dogwood not preferred/plant at least one more large tree		7/12/11
7/11/11	8/25/11	3112 Stone Path	Blanson	moving excess trees/shrubs to comply with earlier plan		yes				
7/11/11	8/25/11	3112 Stone Path	Blanson	Install cedar pergola to replace denied canopy		yes				

Covenant Violations Report

Tally of Covenant Violations for 2011	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NO
Vehicles & Garages											
First notice		3		1	2						
Second notice											
Fines											
Boats/Camper/RV											
First notice	2		1	1	7	7	8				
Second notice						1	1				
Fines											
Trailers/Ski-do/Canoe											
First notice	10	5	5	2	6	4	6				
Second notice			2		2	1	1				
Fines											
Christmas Decorations											
First notice	24										
Second notice											
Fines											
Trash/Yard waste/woodpiles											
First notice	2	19	21	10	28	36	26				
Second notice											
Fines											
Barking Dog											
First notice			2	1							
Second notice											
Pooping Dog/Leash Law											
First notice		1									
Second notice											
Signs											
First notice	14	9	3	3	6	8	1				
Second notice											
Fines											
Garbage Cans											
First notice	66	77	54	27	31	51	19				
Second notice											
Fines											
Yard Maintenance											

Covenant Violations Report

First notice	3	5	2	11	17	32	31						
Second notice					1								
Fines					1								
Tree covenant					1								
Paint Fence/other issues													
First notice	1	3	2	3	1	57	1						
Second notice													
Fines													
Exteriors (prop mod, sheds, etc.)													
First notice			1	2		1							
Second notice					1								
Fines													
Mailbox													
First notice		1	1	2	5	2							
Second notice													
Fines													
Satellites													
First notice													
Second notice													
Fines													
Window AC Unit													
First notice		1											
Second notice			1										
Fines													
Basketball Goal/Flagpole													
First notice	1	1	2	2	3	0	1						
Second notice				1									
Fines													
House Maint													
First notice			1	3	2								
Second notice													
Fines													
Noise/Nuisance													
First notice		1											
Second notice													
Fines													
Lighting													
First notice													

Covenant Violations Report

Second notice										
Fines										
PODS/Dumpsters										
First notice	1									
Second notice										
Fines										
AC screening										
First notice			1							
Second notice										
Fines										
TOTAL	124	126	99	69	114	200	95	0	0	0
Closing Checks		5	3	3	10	9	4			
Site visits		1	1	2		1				
Notes										
For sale/rent	7	9	3	14	4	1	1			