

Hampton Cove Owners Association

March 28th-6pm – 180 431 Old Highway 431

Blake Bentley, President called the meeting to order at 6pm, with the following board members present: Chuck Saunders, Donn Hall, Robert Vigil, AJ Jattuso, and Lane Wilson. Absent: Jose Sanchez and Lindsey Perry.

The following residents were present:

Scott and Mary Goodwin, Jackie Volinski, Ameree Young/ Patty Johnston, Cindy and Rick Sims, and Barbara Saunders.

Agenda items:

3205 Cobblestone: Mr. Goodwin submitted the attached for consideration of an accepting by the board.

Quarterly Lane: Ms. Volinski delivered the attached regarding compliance violations on Quarterly Lane.

3114 Sandstone: Cindy Sims requested reconsideration for the wooden swing proposed earlier.

2733 Whistler Lane: regarding the dogs at this address Ameree Young delivered the attached regarding the constant barking.

ARC: AJ Jattuso made a motion to remove the owner maintenance responsibility from the seawall specifications. Motion was withdrawn after discussion.

Devenish: AJ Jattuso made a motion to start legal process based on Tom Devenish's email response to the letter he received notifying him to bring his newly constructed fence up to compliance. The fence standards were clearly printed on the submittal form and his submitted plan shows the brick or rock columns. L. Wilson seconded motion passed.

AJ Jattuso made a motion to approve the minutes from February as printed, seconded by Lane and Donn and motion passed.

AJ Jattuso left the meeting at 7pm.

Issues Report: C. Norton reported that there are no overwhelming issues and that the number of issues are normal as lawn services are beginning.

Directors Financial Summary: C. Norton reported that 35 residents remained outstanding for 2011 dues. 1977 resident dues have been collected for a total of 2012 houses. Current expenses are the basic overhead as projects have not begun.

Financial and Long Range Planning: Donn Hall made a motion that the Reserve fund be funded in the amount of \$27,678.00 from the dues received for 2011, representing 1977 homeowners at \$14.00 each.

D. Hall submitted the attached drafts as a starting point for LRP, Reserve Planning. No motions were required and the committee will meet soon.

Donn Hall presented a discussion topic and discussion followed regarding the HCOA working with the Garden Club. Barbara Saunders requested this be further developed into a set of guidelines and the Garden Club submitted that a committee of 3 people would be appointed from the garden club to work the HCOA.

Land Committee: K. Jones submitted a plan of progression to be pursued on the Arbor Woods and Kincade commons area. After discussion the two items marked on the attached were approved for pursuit by motion from Donn Hall and Chuck Saunders. Total pricing will be required by email.

Water: Robert Vigil had no items for presentation, but wanted it to be stated in the minutes that the HCOA Board desires a positive relationship with sharing of all information with community organizations.

Operations Review: Blake Bentley dispensed with the reading of the violations report, and Kathy Jones requested that all board members read and comment on the final job description drafts in order for a formal vote to be taken at the April meeting.

New business: Chuck Saunders presented the idea that the pre-meeting board packages contain as much detail as possible and the board considered tape recording the meetings. After discussion it was agreed that the charts in the March package offered adequate detail in the charts provided, and the new office assistant would be charged by the Director with taking minutes at the board meetings.

R. Vigil made a motion to move to executive session. Lane seconded and the regular session adjourned at 8:50p.m.

At 9:05 the board returned to regular session and made the following motion:

The HCOA agrees the Harrell's may plant the landscape plan submitted to the board via the attorney, when the fence is reduced to the original 6 foot height. All parts of the fence must be reduced to 6 feet at its highest point including the brick columns. When the entire fence structure is reduced, the law suit will be withdrawn. This is what the board will agree to. Motion offered by AJ Jattuso and R. Vigil and seconded by Blake Bentley, motion passed.

3205 Cobblestone: Decision tabled pending another meeting.

Quarterly Lane: Each item on the list will be reviewed by the director. (Notes attached)

3114 Sandstone: Donn Hall made a motion to approve the wooden swing structure and request it be moved away from the side of the street and to allow the plants, seconded by Blake Bentley. Motion passed.

2733 Whistler Lane: The HCOA Staff will follow procedures and move to the next notification letter to this address for the barking dogs.