

**Hampton Cove Owners Association  
May 24, 2010 Board Meeting Minutes**

Present: B. Bentley; L. Wilson; C. Saunders; L. Perry; K. Jones; J. Sanchez; R. Vigil; AJ Jattuso, and Cindy Norton.

Meeting called to order by B. Bentley at 6:02.

There being no guest the first item on the agenda was the financial review. C. Norton reviewed the financial overview report sent to the board identifying the status of end of April funds. Total cash on hand in all accounts was over 800 thousand dollars, with approximately 300 thousand of that in the capital fund and the remainder in the two operational bank accounts for HCOA.

Expenses are tracking closely to the budget overall, although HCOA is over budget in the projects category, but under budget in Payroll, and Administrative, and Contracts. Contracts will correct in the 2<sup>nd</sup> and 3<sup>rd</sup> quarter, but the under spending in Payroll and Administration is compensating for the over spending in projects currently. Additionally, the board has not tapped into capital funds yet, but may need to do so in 2010 because of the large projects: the Waterfall, Hauns Lake, along with other pending projects.

The status of the 2010 dues collections has not changed significantly. C. Norton reported having spoken with two companies that appear to be capable of our collections. A meeting is to be scheduled immediately with both and a final decision between the two supporting what appears to be the best price offer to the HCOA.

C. Norton reported that the plans to address the issues presented at the last board meeting are underway.

Monthly call topics are listed on the agenda.

AJ Jattuso reported the plan numbers also reflected on the agenda, and asked C. Norton to report on Harrell and Vaughn. Status was updated and A. Jattuso submitted the Plan Approval Process chart attached for use by ARC and Staff regarding the approval of submissions.

B. Bentley indicted we would move to New Business on the agenda. AJ Jattuso made a motion to divide the committee now called Water and Land into a Water Committee and a Land Committee. Blake seconded the motion and discussion followed. Motion passed with 1 no vote and 7 yes votes.

In relationship to this decision the director presented the HH quote for the drainage issue in their area and their request that HCOA share the cost. Discussion followed and the board asked C. Norton to get additional proposal for a remedy to this problem.

AJ Jattuso left the meeting at 7:05pm.

Operations was next on the agenda and L. Perry reported the violations list on the agenda and C. Norton requested feedback from the board regarding the resent request by M. Splawn to exclude the Phase II planting from the common ground cutting responsibility of the Splawn team. Splawn Inc. had cut this area last year prior to the planting but would now like for us to “pay” to have the rocks picked up, or not cut it because he has “paid for too many windows”. The director requests board support in addressing this with the contractor. L. Perry will assess and review.

Robert Vigil provided a scope of work for the work currently being executed at the Waterfall. Discussion followed. R. Vigil reported that the student would finish Madrey park, when was not presented. No discussion was forthcoming regarding Hauns Lake.

R. Vigil made a motion to adjourn at 7:25 pm. Motion passed.