

**Hampton Cove Owners Association
Board meeting Minutes Oct. 25 2010
Submitted by Cindy Norton**

The board meeting was called to order at 6pm by President, Blake Bentley. One of the candidates for election not being present the second item on the agenda was taken....the 2011 budget.

AJ Jattuso made a motion to approve the budget as presented. Seconded by Lane Wilson. Motion passed. B. Bentley asked for an amendment that the Lawn Care Community budgets/parcel assessments also be passed with this motion. Amendment was accepted.

Issues Summary was presented with little discussion.

The Director presented the current financial summary, indicating there are enough funds in the Operations account for the minimum over head of the next two months, and other funds will be transferred this month. Funds will be taken from the Projects Fund to pay for Hauns Lake, about 45 thousand dollars, leaving about 77k in projects funds.

There was no long range planning report.

AJ Jattuso reported a slow month in ARC, but year to date significant numbers for the year.

Outstanding legal issues were discussed. AJ Jattuso made a motion to renew the board's commitment to pursue the removal to the Harrell fence, Lane seconded and motion passed.

Kathy reported on the completed land projects at Oakleigh/Tammerak and the waterfall crosstie project.

Operations: C. Norton reported the three issues warranting fines last month were resolved after the letters were received. Lindsey Perry reported the committee was working on job descriptions and would have more to report soon. The compliance report was reviewed and year to date comparisons were requested in order to see if compliance is working.

Robert asked for a motion to spend additional dollars at Hauns Lake as follow:

1. \$25,000 to complete excavation all around the lake edge.
2. \$6500 to pipe two ditch areas
3. \$4000 to complete 300 feet of sidewalk

Total: \$35,500.00 (these funds to be used from the Projects fund)

Kathy made the motion, Robert seconded and the motion passed.

Under new business B. Bentley brought up the email received from Steven Lee regarding lights at the ball field at the middle school. After discussion it was agreed that more information would be gathered before drafting a letter to inform nearby homeowners.

Under New Business Cindy Norton addresses an approach to the issues raised by the board. She requested the purchase of CRM software, most likely industry specific that would address information tracking in all areas of projects, compliance, resident issues, and architectural review. This system would assist in improving follow-up and result documentation, and may also provide a

new website for HCOA. Kathy made a motion to proceed with identification of software, Lane seconded. Motion passed.

QuickBooks training has been identified for Ronda and any further feedback about cross training needs would be appreciated. Lindsey made a motion to approve the training, Jose seconded and motion passed.

Job descriptions and schedule for landscaping crew were delivered to the Operations Chair and as reported earlier they are working on them. The weekly staff meetings have been helpful in discussing various future plans, keeping up on progress and providing historical information to new staff members.

B. Bentley returned to the first item on the agenda and made a motion to include all presented candidates on the ballot to include: Phil Hill, Lindsey Perry, AJ Jattuso, Russ Beshirs, and Jose Sanchez. Robert seconded motion passed.