

4-24-2023 Hamlets HOA Monthly Meeting

Attendees: Sylvia Joure, Tanya Lawrence, Elwanda Walker, David Winestone, Rebecca Altman.

6:05pm - The meeting was called to order. Quorum was established. The meeting minutes from the previous meeting were read by Tanya (secretary). Motion for approval of mins by David, 2nd by Rebecca. All in favor.

Financials: Read by Melody, summary included in Board packet. The board then reviewed foreclosure and collections list. It was noted that collections have slowed down. One owner (Cobbins) has made payment to stop foreclosure process on their property.

HOA Auction: 2 properties have been set for auction. It was voted and approved for these properties to be sold at auction at the clubhouse. It was voted and approved for the starting bids for each property to start at 6k.

Stairwells: 6 single stairwells still need to be completed with repairs within the next 6-8 weeks and 1 double unit has collapsed and still needs repair (repair timeframe -TBD).

Potholes: Previously it was recommended that the potholes be filled with crushed concrete and pothole filler, as a temporary fix for some of the pothole issues on the property. This was recommendation was completed, however, due to heavy storms some of the potholes are already beginning to deteriorate (within 2 weeks of installation). It has been determined this option would not be the best fix for the pothole issues. Melody has provided estimates (in the Board packet) for alternative repair solutions.

Pool: May 12th the repairs for the pool will begin. The pool is expected to be open Memorial day weekend. Pool passes will be required. Rental tenant will be required to pay \$25 for their passes and must have approval from the unit owner.

Meeting was motioned to be adjourned at 7:04pm by Tanya and seconded by David. All in favor.