

## 8-29-2022 Hamlets HOA Monthly Meeting

**Attendees:** Sylvia Joure, Tanya Lawrence, Elwanda Walker, David Winestone, James Jones, Michael Saine, Chris Vendetti (accountant)

Meeting called to order at 6:07pm – Roll call, Quorum was established.

The meeting was opened with the reading of the minutes by Tanya Lawrence, Secretary. The minutes were motioned for approval by Elwanda and Seconded by David. The mins were voted in favor and accepted as read.

**Financial Report:** The financial report was provided (in person) by accountant Chris Vendetti. The reports were provided in our Board packets. It was confirmed that we are not behind on any bills and the delinquency list is getting shorter.

Foreclosure List – There are 8 properties set for foreclosure. 2 owners reached out for a payment arrangement. Owner (Cobbins) has a balance of \$17, 480 which includes attorney fees. Due to the circumstance (death of co-owner) the board has agreed to provide an arrangement for Mr. Cobbins, allowing him to bring the account current with a payment of \$2497.17 per month for 7 months, in addition to full payment for Aug & Sept. He will be given a 30 day hold/extension to make Aug/Sept payment and 1<sup>st</sup> payment as agreed of the arrangement. If Mr. Cobbins defaults on any payments then the property will be subject to foreclosure process. A motioned was made by Michael Saine to approve this agreement and the motioned was seconded by Tanya. All in favor.

**Lawsuit/G. Kuykenadall:** There has still been no standing for this case at it is expected that the case will be dismissed.

**Pool:** The pool has been closed a week early this year due to the pump going out and the need for replacement/repair. An estimate for repair (\$4800) has been included in the Board packet. It was recommended that the Board put it in the 2023 budget to replace the pump, as it would be more economical. It was also noted that the pool would need to be drained and painted also, by next open season.

**Stairwell:** Melody is working on a letter to send out to the owners to provide an update concerning the maintenance and repair of the stairwells. 3 letters will be sent. The letters are currently being revised. Violation letters will also be included to help owners see the transparency of the actions taken by the board and to make the aware of the guidelines that may warrant penalty fees.

Michael Saine has made a motion for James Jones to proceed with the repair estimates on 4 units in need of urgent attention. James is to present to the board for approval upon receipts of final estimates. Tanya seconded this motion. All in favor.

**Communication Packet ( to owners):** In addition to letter being sent to owners. It has been requested by Melody for approval of a budget to have the Hamlets Owner Manual printed and mailed out to all current owners. Melody estimated printing/ mailing cost would be approx. \$1000 -\$1200. A motion was made by Elwanda to approve this budget to have these handbooks created, printed and mailed. Motion was seconded by Tanya. All in favor.

**Parking Lot:** A motion was made by David to allow Pro Paving to do the repair of the potholes according to the bid that was submitted. Motion was seconded by James. All in favor.

**Security Cameras:** The cameras on site are outdated. 3 are down completely. Estimates have been provided in the Board packets for new HD cameras. David will reach out to county commissioner Gibbs to see what options may be available to acquire new cameras.

Meeting was adjourned at 7:30pm. Motioned by Elwanda, 2<sup>nd</sup> by Tanya. All in favor.