

1-23-2023 Hamlets HOA Monthly Meeting

Attendees: Sylvia Joure, Tanya Lawrence, Elwanda Walker, James Jones, Michael Saine, Rebecca Altman, Melody Jarmillo (property manager) 4 Homeowners

6:02pm - The meeting was called to order. (forgo reading of the minutes). Quorum was not met for the meeting.

Financial Review: 2023 Budget was emailed in Board Packet

Review of current collections list. We have 12 properties in collections, in which the attorneys are suggesting we foreclose on 8.

Projects:

Insurance – Premiums have currently been increased. We are under a new insurance policy (\$42K down payment required) due to open claim. This was the best rate we could obtain without losing same current coverage.

Expenses have been cut to meet budget (\$4k per month) affecting security, some repairs and roof maintenance.

Roof/Insurance Claim – Still in negotiation. Expectation is we should have a conclusion by late spring/early summer.

Stairwells – We are down to the last 12. We were able to avoid major tragedy due to immediate needed repairs on Los Gatos. Two stairwells were due to collapse as the framing was detaching from the building which would have caused major liabilities. Further repairs are underway.

Lighting – Melody is working with MLGW to get repair/work orders completed. She is in the process of engaging upper mgmt. with MLGW as she has not been getting adequate responses nor has any work that has been requested been completed in months.

Tree Removal – The next phase for removal will cover all remaining trees that would cause a liability to the buildings etc. which should eliminate any future issues with tree damage (stairwells, roofs, etc.)

Annual Meeting: Melody went over the HOA annual letter packet and what all was included.

7:01pm - Motion for meeting to close by James Jones, 2nd by Tanya Lawrence, all in favor.

