

7-25-2022 Hamlets HOA Monthly Meeting

Attendees: Sylvia Joure, Tanya Lawrence, Elwanda Walker, David Winestone, James Jones

Meeting called to order at 6:11pm – 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 James and Seconded by David. The mins were voted in favor and accepted as read.

Open Forum:

Investor- Doug Rouillard (new owner) had concerns about ground keeping, beautification etc. He was adamant that the HOA should make owners accountable to violations. He expressed owners should be fined for things such as no proper blinds, rusting railing balcony, stairwells and patios and so forth.

Mr. Rouillard was advised of the responsibility of the Board for these concerned items and what is the responsibility of the homeowner. He was also informed about the pending insurance claim/process that has been a top priority for the Board.

Mr. Rouillard indicated that he has a contact for a tree trimmer and other resources if needed, to help with any necessary projects for the upkeep of the grounds/community.

Roof Insurance Claim: Additional response still pending.

Stairwell: Assessment have been included in the Board packets for review. The following properties are up for repair next (2761 Sonora, 2833 Los Gatos and 2793 Sonora). James Jones (maintenance committee) will assist to get estimates.

Parking Lot Repair: Quotes were provided in the Board packets for review.

Foreclosure Update: Some owners have come to make payments to prevent the foreclosure process on their property (Reports have been provided in the Board packets). Each board member will need to go to the attorney's office to sign the appointment notification, so that the Hamlets can proceed on the foreclosure of delinquent properties as assigned.

Lawsuit of Glaud K. et al. Glaud has not presented to the courts the required documents for his lawsuit. This case is expected to be dismissed due to the lack of the derivatives that have been requested.

Table Discussion for next meeting: Mr. Rouillard chimed in again about the Board accessing fines and/or imposing fees to homeowners that do not assist in insuring the upkeep of the Hamlets property. Mr. Rouillard became very aggressive in tone about his

concern and began to overtalk the Board members who were trying to provide explanations. As Mr. Rouillard was unwilling to hear feedback from the Board, the discussion became unproductive, in addition to, time not permitting, it was recommended that we place his concerns on the agenda for the next meeting for discussion. Mr. Rouillard was also offered to review the copy of the Hamlets Handbook and Master Deed to have a better understanding of the bylaws for the Hamlets community.

Our meeting was adjourned at 7:12pm. Motioned by Tanya and seconded by Elwanda.