

## 6-26-2023 Hamlets HOA Monthly Meeting

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

6:01pm - 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, 2<sup>nd</sup> by Michael. All in favor.

**Financials:** The current financial and delinquency reports were provided in the Board Member packets. There has been new owners added to the list for the current month, however, some delinquencies will drop off by the end of the month due to pending payment arrangements. \* 2763 Mojave (the burned out unit, has been sent to tax sale)

**Fire Update:** The responsible parties have been identified for the cause of this property fire. A check for 20K is being sent from the insurance claim to start the clean up and trash out for the burned units. HOA is only responsible for the studs out. The insurance company will send a structural engineer for further investigation for estimates of damage left for the homeowner(s).

**Foreclosures:** 2765 Sonora #2 – The owner has paid to stop the eviction process and has prepared a check to be sent for \$9400 (to cover legal fees and % of past due HOA fees as previously arranged). The owner still has a mortgage on the property; however, the HOA holds the title. Owner will need to continue to make payment of \$580 + \$170 to remain current and out of foreclosure process.

2772 Clarke #2 – HOA owns this unit. The unit has a cloudy title and it has been agreed by the Board to auction this property. A motion was made by Tanya that the auction for this unit be sent to owners only. Motion was seconded by Rebecca. The attorney has recommended a mass email be sent to owners to advise about the sale. All bidders will need to submit their highest and best bid to the attorney for consideration.

**Stairwells:** Melody did a walk through the community with James Jones (maintenance committee chair). She explained that we had a budget of \$129k to remove the rotten wood & evaluate the metal on the stairwells, as phase 1 for repairs.

It was initially determined that 4 stairwells were not structurally sound and needed immediate attention. 1 had collapsed, 1 HOA was able to prevent from collapsing, 2 would need to be completely redone (wood & metal). We, the Board, agreed to table further discussion about the stairwell repairs until Mr. Jones could be present to provide details about his observation and recommended repair options.

**Potholes:** Potholes issues continue to be a concern. Per Mahjeed with Stateline paving, he indicated that patching as previously done would not hold due to high traffic in the Hamlet complex. Michael Saine had recommended making a mound over the holes (using previous materials/process) to help pack the holes for better durability. There was great debate over which process would be the best solution to secure these holes. Sylvia suggested that we acquire/hire a structural engineer to assess the holes and make the best recommendation for repair.

**Security Cameras:** James Jones as sent a link to Melody for security cameras. Melody was willing to purchase a few cameras to test to see if they would be adequate for the entire community.

**Parking Space (Numbering):** The repainting and numbering of the parking lot spaces will begin this week (week of June 26). The groundmen will complete the work using high grade paint with sealant. Ensuring numbering is suitable for all parking spaces. Numbering (as needed) will be a part of the regular maintenance task for the hired Hamlets groundmen. Melody is also working on maintenance checklist to establish a SOP for groundskeeping.

**Open Issue from the Floor/Owners:** Owner had created a doorway attached to the building and was instructed to take it down. Owner says she was advised to bring this issue to the Board meeting for clarification on the construct. The owner was informed that her structured doorway was in violation of the master deed, and that the structured added square footage to the unit and would need to be removed immediately. She was further informed that the balcony and or walkway entry could not be enclosed by an added structure of any kind.

Meeting was motioned to be adjourned at 7:38pm by Rebekah and seconded by Elwanda. All in favor.