

3-27-2023 Hamlets HOA Monthly Meeting

Organizational meeting held at 5:30pm. A motion was made by James Jones for David Winestone to assume the roll as Treasurer for the HOA Board. The motion was seconded by Rebecca Altman, and all moved in favor of this appointment.

Attendees: Sylvia Joure, Tanya Lawrence, Elwanda Walker, James Jones, Rebecca Altman, Michael Saine

6:03pm - 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 Rebecca, 2nd by Elwanda. All in favor.

Financials: Read by Melody, summary included in Board packet. 9 properties suggested for foreclosure. A motioned was made by James Jones, 2nd by Tanya to move forward on the highlighted properties suggested for foreclosure. All in favor. Motion carried.

Roofs: Still in process. We are looking to have a more conclusive resolution by late summer.

Stairwells: It has been determined that the concrete on the stairwells are too heavy and may cause potential future damage and/or may not maintain stability over time. 1 stairwell has already had to be replaced after repairs were implemented. It is being suggested and reviewed for an alternate option to provide better structural security. It has been recommended for aluminum beams to be added to the stairwell structure as it is lighter and could help with durability. Melody will look at the cost analysis along with the maintenance committee to review the best options.

Potholes: There has been a major concern by the residents concerning the potholes on the property. We are still seeking the best solution for this problem. With the other projects pending completion (ie. Stairwells, roofs) It has been determined that the pothole issue may need to be deferred until proper funds can be allocated and/or a special assessment assigned. Temporary options (patching) are being considered.

Parking: There is an additional concern by residents about parking. Melody has identified that there are several residents that have multiple vehicles (4+) that are consuming several parking spaces which limits adequate parking for other occupants. This issue is being addressed as appropriate by property management, including towing, citations, etc.

Meeting was motioned to be adjourned at 6:53pm by James Jones and seconded by Rebecca Altman. All in favor.