

## 5-22-2023 Hamlets HOA Monthly Meeting

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

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 Rebecca, 2<sup>nd</sup> by Elwanda. All in favor.

**Financials:** Overview was provided by Tanya, per notes provided by Melody. A copy of the most recent delinquency list was included in the Board packet. It has been highlighted that there were a few NEW owners added to the list, which equates to the owner owing more than \$500 in HOA fees.

**Foreclosures:** Foreclosures are complete for 2772 Clark #2 and 2765 Sonora #1.

2772 is vacant and ready for auction. An FED has been filed for 2765 and the owner is due to appear in court today (5/22/2023). The owner (Harris) has requested to buy back this property from the HOA. He has been advised that he would need to pay 100% of legal fees + 33-50% of the past due HOA fees, in order for a buy back to be considered. The Owner has until 5/24 to provide an answer to the buy back terms.

**Stairwells:** It has been projected that the last 6 (single) stairwells are due to be finished by 6/10/2023. 5722 Los Gatos (double) are waiting on James Jones to send step option to finalize (per notes from Melody). \* Members Michael Saine & James Jones indicated that the work on the stairwells that has been done, has been completed inadequately. It has been questioned, "What was actually repaired", "what did we (HOA) pay for?", "Were the stairwells to be completely rebuilt?". It was decided that these concerns would be addressed upon return of Melody (Property Manager).

**Potholes:** The small potholes were patched per previous instructions but have begun to deteriorate (per previous meeting), Property mgmt is monitoring the larger holes on Sonora and we are waiting on estimates from Stateline and Hollingsworth to schedule repair (per notes from Melody). It was further discussed by James & Michael that the patched potholes must not have been done properly as the deterioration should not have occurred in such a short amount of time. James recommended that Tony re-repair the holes properly. James is willing to show him how to properly seal the holes. It was also suggested that a dump truck could be used to fill the holes with concrete/asphalt and flatten for durability. This concern will also be addressed upon return of property mgmt.

**Fire on Mojave:** 2 units, 2761 and 2763 were burned on May 8th. It has been determined by the fire marshal investigation, that the fire was started by three male minors playing with fire outside the unit. The suspects have not yet been identified. HOA cannot begin clean up until all reports are completed. A small claim (with studs out) has been filed with Andrew Boshwit with Insight Management. He informed the small claim should not hurt the HOA and we do not have to get a pay out (per notes from Melody). It

was asked of James Jones his opinion about total repair cost for these burned units. He advised he would be unable to provide an adequate estimate at this time but guesstimates approximately 150K inside/out.

**Pool:** The pool is scheduled to open May 29<sup>th</sup>. A copy of the pool rules has been provided in the HOA packets. As previously discussed, the cost to repair the pool was significantly less than expected, as the root cause was determined to be a simple part needed verses replacement of a whole new pump. It was asked by James Jones, "What was the total cost to repair?" It was advised by Tanya that Melody would be able to provide the exact amount upon her return to the office.

**Open Issue from the Floor/Owners:** Owner LaShunda Mills brought a concern from her tenant about Security on the property. She explained her tenant's car has been broken into twice. She was also concerned about the assigned parking spot for her unit. It was confirmed that as of this meeting, she now has the correct parking assignment number and admits she had provided the incorrect parking spot location to her tenant. Tanya explained to Ms. Mills also that the entire property had reassignment of spaces a few years ago, as loading dock spaces had to be added for compliance purposes, resulting in reassignment of parking allocations for all units. It was lastly discussed that the parking lot numbering is overdue to be redone. It was advised this concern would be placed as an action item for the Board.

Lastly, security remains to be a concern for residents and will remain a work in progress. Residents are concerned about recent shootings at a unit, car vandalism, and poor lighting in some areas. The Board is still working to find suitable solutions for security and seeking alternative options for cameras for the property.

Meeting was motioned to be adjourned at 7:13pm by David Winestone and seconded by Sylvia Joure. All in favor.