

HAMPTON VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

DATE: September 17, 2026 **TIME:** 5:00 PM

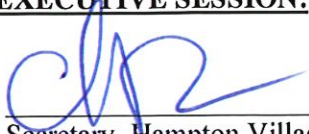
LOCATION: 2200 Douglas Blvd., Suite 130A, Roseville, CA

BOARD MEMBERS IN ATTENDANCE: Norm Andrews, Tina Runyen, Chris Jones, Rosann Domoto.

OTHERS IN ATTENDANCE: Rob Hessing – Johnson Ranch Management, Ryan Lucksinger – Lucksinger Accountancy, Homeowners Cheryle Ackerman-Griffin, Carol Andrews, Cassandra Brown, Kaitlyn Jones, Robert Schoenen, and Resident Cathy Williams.

- I. **CALL TO ORDER:** The Board meeting was called to order at 5:02 PM by Norm Andrews.
- II. **APPROVAL OF MINUTES:** MSC to approve the Regular Board of Director and Executive meeting minutes dated 8/27/26.
- III. **OPEN FORUM:** Members provided input during the budget portion of the meeting. Homeowner noted that the Board should consider all input but that not all decisions should be a direct result of said input.
- IV. **FINANCIALS:** 8/31/26 financials and delinquency report reviewed per Civil Code requirements.
- V. **UNFINISHED BUSINESS**
 - A. **Fines:** Deferred.
 - B. **Towing:** Confirmation that all signage and parking violations are in line with the current tow policy and Civil Code.
- VI. **NEW BUSINESS**
 - A. **2027 Budget:** The Board crafted the 2027 operating budget with the assistance of the Association accountant and management. MSC, approving the 2027 budget with a per member per month assessment of \$265, a 2.3% increase over 2026.
 - B. **2027 Landscape Contract:** The Board reviewed the proposal provided by TriAsian Landscape, and directed management to reach out to TriAsian to see if they would reconsider the increase and/or perhaps sign a longer contract at a reduced price. Management also directed management to take the contract out to bid.
 - C. **2027 Tree Work:** Deferred, with management to provide contact information for each bidding tree service company to T. Runyen.
 - D. **Manager Certification/Disclosure:** The Board reviewed and acknowledged the Manager Certification/Disclosure letter as provided by Rob Hessing/Johnson Ranch Management.
- VII. **COMMITTEE REPORTS:**
 - A. **Landscaping:** No report.
 - B. **ACC:** No report.
 - C. **Rules Compliance:** Report submitted.
- VIII. **NEXT MEETING:** Board of Directors Meeting Thursday, 10/22/26, 5 PM.
- IX. **ADJOURNMENT:** There being no more business before the Board, after a duly made motion and second, the meeting was adjourned at 6:47 PM.

- X. **EXECUTIVE SESSION:** One compliance hearing.

A handwritten signature in blue ink, consisting of stylized cursive letters, positioned above a horizontal line.

Secretary, Hampton Village

MSC= Motion, Second, Carried