

# **HAMPTON VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES**

**DATE:** January 23, 2025  
**TIME:** 5:00 PM  
**PLACE:** 2140 Professional Drive, Suite 260, Roseville, CA

**BOARD MEMBERS IN ATTENDANCE:** Norm Andrews, Rosann Domoto, Tina Runyen, Chris Jones, Jessica Wagner-Weir

**OTHERS IN ATTENDANCE:** Rob Hessing – Johnson Ranch Management, Homeowner Barbara Eckerfield, Andy and Joan Holod, Roberta Jones, and Resident Cathy Williams

- I. **CALL TO ORDER:** The Board meeting was called to order at 5:00 PM by Norm Andrews.
- II. **APPROVAL OF MINUTES:** MSC to approve the Executive and Regular Board of Director meeting minutes dated 11/21/24.
- III. **FINANCIALS:**
  - A. **Financial Report:** Not available for review, to be reviewed in February.
  - B. **Delinquency Report:** No action taken.
- IV. **EXECUTIVE SESSION:** One hearing held.
- V. **UNFINISHED BUSINESS**
  - A. **CC&R Revson:** MSC approving Association counsel to attend March town hall meeting, date, time and location TBD. Meeting to be held within Hampton Village or Raley's, subject to weather. Meeting info to be email blasted and US Mail as needed, with draft of proposed Governing Documents to be placed on website once Board has reviewed and signed off.
  - B. **Paint Policy:** Deferred.
- VI. **NEW BUSINESS**
  - A. **2025 Reserve Study Review:** Reviewed. Potential need for curb work. Board to inspect need for gate area wrought iron painting.
  - B. **2026 Reserve Study Update:** MSC approving Browning Reserve Group to conduct 2026 reserve study at a reserve expense of \$1,100.
  - C. **Eureka Gate Lighting, Parkhill Walkway Lighting:** The Board reviewed a proposal to improve the lighting at the Eureka Road entry. The Board directed management to inquire about brighter lighting options, as well as for any local samples of the proposed product. The Board also directed management to investigate putting reflective paint or tape on the median curb. The Board determined that the Parkhill walkway lighting was not installed by the Association and therefore is not to be maintained by the Association.
  - D. **Parkhill Drive Fence Repair:** MSC approving fence repair along Parkhill Drive at a reserve cost not to exceed \$3,500.
  - E. **Annual Meeting Inspector of Election:** MSC appointing Barbara Eckerfield to serve as Inspector of Election at the 2025 Annual Meeting.

**VII. COMMITTEE REPORTS:**

**A. Landscaping:** No report.

**B. ACC:** No report. Noted that Architectural Control Committee is now known as Architectural Review Board.

**C. Rules Compliance:** Report submitted, with one item deferred to Executive Session.

**D. Master Association:** No report.

**VIII. OPEN FORUM:** Owners noted bottles being broken on the street, curb work that needed to be done, tree stumps in need of grinding, and blue “bots dots” needed at some fire hydrant locations.

**IX. NEXT MEETING:** Board of Directors Meeting Thursday, 2/27/25, 5 PM.

**X. ADJOURNMENT:** There being no more business before the Board, after a duly made motion and second, the meeting was adjourned at 6:05 PM.

DocuSigned by:  
  
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Secretary, Hampton Village

*MSC= Motion, Second, Carried*