

HAMPTON VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

DATE: May 22, 2025
TIME: 5:00 PM
PLACE: 2200 Douglas Blvd., Suite 130A, Roseville, CA

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

OTHERS IN ATTENDANCE: Rob Hessing – Johnson Ranch Management, Homeowners and Joan Holod, Roberta Jones, and Bob Warner.

- 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 Regular Board of Director meeting minutes dated 4/24/25.
- III. **FINANCIALS:**
 - A. **Financial Report:** 4/30/25 financials reviewed, meeting Civil Code requirements.
 - B. **Delinquency Report:** 4/30/25 report reviewed, meeting Civil Code requirements..
- IV. **EXECUTIVE SESSION:** No session held.
- V. **UNFINISHED BUSINESS**
 - A. **CC&R Revson:** Final version being produced by Association attorney. MSC approving \$650 in homeowner incentives for ballot submission. MSC appointing Barbara Eckerfield Inspector of Election. Target mail date in June. Target ballot opening date at 8/28/25 meeting.
 - B. **Paint Policy:** Deferred.
 - C. **Curb Repairs:** Deferred, awaiting additional revised bid.
 - D. **Tree Removals:** The Board reviewed proposals for the removal of two trees. MSC approving NorCal Tree Service to remove the trees at a cost not to exceed \$3,550.
 - E. **Johnson Ranch Drive Fence:** The Board reviewed proposals for the repair and painting of the Johnson Ranch Drive fence. MSC approving James Williams & Son to conduct the work at a reserve expense not to exceed \$9,400.
 - F. **Spring Planting:** Deferred.
- VI. **NEW BUSINESS**
 - A. **Appointment of Officers:** MSC appointing Norm Andrews President, Tina Runyen Vice-President, Rosann Domoto Treasurer, and Chris Jones Secretary. All committees and representatives left as is, with the exception of Rosann Domoto assuming the position of ACC chair.
 - B. **2026 Reserve Study:** Norm Andrews and Chris Jones appointed to review proposed 2026 reserve study with management.
 - C. **Parking Signage / 405 Staines Ct.:** MSC approving various replacement signage throughout the community at a reserve expense not to exceed \$1,100, including new signage behind 405 Staines Ct., subject to Board review.

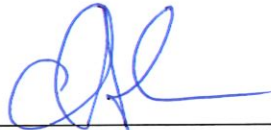
VII. **COMMITTEE REPORTS:**

- A. Landscaping: No report.
- B. ACC: No report.
- C. Rules Compliance: Report submitted.
- D. Master Association: No report.

VIII. **OPEN FORUM:** Owners commented on recent mail thefts, the proposed new parking area behind 405 Staines Ct., and parking compliance issues.

IX. **NEXT MEETING:** Board of Directors Meeting Thursday, 6/26/25, 5 PM.

X. **ADJOURNMENT:** There being no more business before the Board, after a duly made motion and second, the meeting was adjourned at 6:26 PM.



Secretary, Hampton Village

MSC= Motion, Second, Carried