

HAMPTON VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

DATE: February 26, 2026 **TIME:** 5:00 PM
LOCATION: 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 Barbara Eckerfield, Andy and Joan Holod, Kaitlyn Johnson.

- I. **CALL TO ORDER:** The Board meeting was called to order at 5:00 PM by Norm Andrews. The meeting was recessed at 5:52 for Executive Session and reconvened at 6:04 PM.

- II. **APPROVAL OF MINUTES:** MSC to approve the Regular Board of Director meeting minutes dated 1/22/26.

- III. **FINANCIALS:**
 - A. **Financial Report:** 12/31/25 & 1/31/26 financials reviewed with the Association accountant, meeting Civil Code requirements.
 - B. **Delinquency Report:** Reviewed. MSC approving payment reminder sent to delinquent account RM4393.

- IV. **EXECUTIVE SESSION:** One hearing held.

- V. **UNFINISHED BUSINESS**
 - A. **Paint Policy:** Deferred.

- VI. **NEW BUSINESS**
 - A. **Fines:** MSC to move forward with crafting fine policy with the guidance of legal counsel.
 - B. **2027 Reserve Study:** MSC approving Browning Reserve Group to provide the 2027 reserve study update at a reserve expense not to exceed \$500.
 - C. **Insurance:** The Board reviewed proposals for Association insurance, retaining Farmers as its insurance provider.
 - D. **Spring Planting:** The Board reviewed the Landscape Committee's recommendation for Spring Planting. After review of the 2026 budget, MSC approving planting not to exceed \$6,353, with \$2,839 expensed to reserves and \$3,514 expensed to operating.
 - E. **Gate Codes:** MSC approving changing of the vehicle and pedestrian gate codes. The Board also directed management to reach out to the city as it pertains to changing the city code. (As the minutes are published on a public website, the new codes are not reflected here.)
 - F. **Caregiver Parking:** The Board reviewed owner correspondence requesting guidance on caregiver parking. The Board directed management to inquire if garage parking was an option. If no, MSC to approve caregiver parking passes for a period not to exceed six months, with the Board open to re-application at six months.

G. Mow Curbs: The Board directed management to obtain a proposal from Tri Asian to address the broken and dislodged mow curbs in the community.


VII. COMMITTEE REPORTS:

- A. **Landscaping:** See Spring Planting.
- B. **ACC:** No report.
- C. **Rules Compliance:** Report submitted.

VIII. OPEN FORUM: Owners commented on mow curbs, gate codes, caregiver parking, speeding, street lights, speed bumps, vegetation removal at street corners, CC&R revision, and gate systems.

IX. NEXT MEETING: Board of Directors Meeting Thursday, 3/26/26, 5 PM.

X. ADJOURNMENT: There being no more business before the Board, after a duly made motion and second, the meeting was adjourned at 6:31 PM.



Secretary, Hampton Village

MSC= Motion, Second, Carried