

HAMPTON VILLAGE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

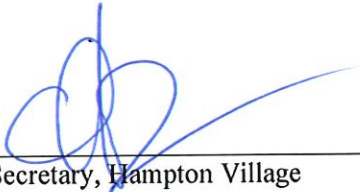
DATE: September 25, 2025
TIME: 5:00 PM
PLACE: 2200 Douglas Blvd., Suite 130A, Roseville, CA

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

OTHERS IN ATTENDANCE: Rob Hessing – Johnson Ranch Management, Ryan Lucksinger – Lucksinger Accountancy, Homeowners Casandra Brown and Barbara Eckerfield.

- 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 8/28/25.
- III. **FINANCIALS:**
 - A. **Financial Report:** 8/31/25 financials reviewed, meeting Civil Code requirements, with the accountant.
 - B. **Delinquency Report:** 8/31/25 report reviewed, meeting Civil Code requirements.
- IV. **EXECUTIVE SESSION:** One hearing held.
- V. **UNFINISHED BUSINESS**
 - A. **CC&R Revision:** Method for answering first vote concerns discussed, no action taken.
 - B. **Paint Policy:** Deferred.
 - C. **Curb Repairs:** No vendors submitted proposals. Management to reach out to vendors again.
- VI. **NEW BUSINESS**
 - A. **2026 Budget:** The Board crafted the 2026 budget with the assistance of the Association accountant and management. MSC approving the 2026 budget with a monthly member assessment of \$259, a 2.4% increase over 2025.
 - B. **2026 Landscape Contract:** MSC approving the Tri Asian contract for 2026 landscape services, noting the 5% increase in base service.
 - C. **2026 Tree Work:** The Board affirmed the previously approved 2026 tree work at an initial pruning cost not to exceed \$10,000.
 - D. **2025 Annual Review & Tax Prep:** MSC approving Paula E. Hegner, CPA to conduct the 2025 annual review and tax prep at a total cost not to exceed \$1,350.
 - E. **Manager Certification/Disclosure:** The Board reviewed and acknowledged the manager certification/disclosure letter.
- VII. **COMMITTEE REPORTS:**
 - A. **Landscaping:** No report.
 - B. **ACC:** No report.
 - C. **Rules Compliance:** Report submitted.

- VIII. **OPEN FORUM:** Owners commented the best way to proceed with the CC&R revision re-vote, noted Liquid Amber concerns, and discussed the City of Roseville digging into the community street. Owner correspondence was reviewed.
- IX. **NEXT MEETING:** Board of Directors Meeting Thursday, 10/23/25, 5 PM.
- X. **ADJOURNMENT:** There being no more business before the Board, after a duly made motion and second, the meeting was adjourned at 6:09 PM.



Secretary, Hampton Village

MSC= Motion, Second, Carried