HAMPTON COMMONS
Homeowners Association

ANNUAL MEETING

Saturday, October 24, 2026
9:30 AM .

Elks Lodge
2585 Griffith Rd
Winston-Salem, NC 27103

Meeting Agenda

I. Call to Order and Opening Remarks – Brian Matsik, Vice President

a) Affirmation of Quorum (review of Proxies)

b) Overview of Meeting Rules

c) Introductions of Board Members
Anne Tyner – President
Brian Matsik – Vice President
Emily Watson – Secretary / Treasurer
Erica Still – Member at Large
Calvin Smith – Member at Large

d) Approval of minutes from the Annual Meeting held on 10/11/2025

e) 2026 Year Review

- Avoided another insurance increase
- Replaced the pool cover
- Replaced the pool pump
- Made some Concrete Repairs
- Replaced 5 decks
- Replaced the last sections of wooden fence that was scheduled

II. Unfinished Business

- Ongoing Concrete Issues
- Ongoing Siding Issues

HAMPTON COMMONS
Homeowners Association

ANNUAL MEETING

Saturday, October 11, 2025
10:00 AM

Elks Lodge
2585 Griffith Rd
Winston-Salem, NC 27103

Meeting Agenda

VII. Call to Order and Opening Remarks – Anne Tyner, President
Called to order at 10:06 AM

f) Affirmation of Quorum (review of Proxies)
44 In person and (6) six by Proxy

g) Overview of Meeting Rules
Anne Tyner went over the Annual HOA Meeting Rules

h) Introductions of Board Members
Anne Tyner – President
Brian Matsik – Vice President
AmyMarie Vestal – Secretary / Treasurer
John Rincic – Member at Large
Elizabeth Watson – Member at Large

i) Approval of minutes from the Annual Meeting held on 10/12/2024
Received approval from the floor

j) 2025 Year Review

2025 proved to be another challenging year

- As the increased insurance premiums along with the cost of the Retention Pond and Backflow Values triggered the association's second assessment.
- Shifted some capital items to reduce the assessment to $400
- Additional wooden fencing phase three was replaced with Vinyl fencing
- Replaced (6) six unsafe decks and repaired (5) five others
- Repaired (2) two major sewage issues within Hampton Commons
- Repaired (2) two concrete areas

VIII. Unfinished Business

- Pool Cover (delayed until 2026) and will need to be replaced
- Ongoing Concrete Issues
- Reserve Study is being finalized

IX. New Business