

# Hampton Park Homeowners Association

C/O C & C Property Management

## Board of Directors Meeting

Leisure Town Rotunda Room, 100 Sequoia Dr, Vacaville CA 95687

### Minutes January 3<sup>rd</sup>, 2019, 6:30 pm

#### 1. 6:30 pm Call to Order – Quorum of 4 present

*NOTE: This roster of Directors reflects action taken to elect officers which was conducted in New Business*

**Current Board:**

<input type="checkbox"/> Doug Norton	President
<input type="checkbox"/> Kathleen Raines ( <i>Absent</i> )	Vice President
<input type="checkbox"/> Frances Peterson	Secretary
<input type="checkbox"/> Wendy Roberts	Treasurer
<input type="checkbox"/> Marty Merschat	Director at Large

**Also Present:** Rich Cardosi Property Manager

**Open Homeowners Forum** Conducted at 6:30 for the members in attendance.

#### 1 Approval of Minutes

- Sept 4<sup>th</sup>, 2018 Meeting – Motioned to approve by Mrs. Peterson, seconded by Mrs. Roberts, and carried unanimously.

#### 2 Approval of Financial Reports

- YTD through December 2018 - Motioned by Mrs. Peterson, seconded by Mrs. Roberts and carried with all in favor.

#### 3 Open Business

- Landscaping
  - i. The Board discussed the performance of California Valley Landscape, which was noted to be satisfactory at this time. A walkthrough was scheduled for January 11 at 11:00 am to review current issues and future plantings for the Spring.
  - ii. A proposal to remove ground cover in the front yard of a home on Yosemite was reviewed by the Board. The Board had questions about the irrigation to this area, and the overall price for this work, which was deemed too high. Board approved this job on the condition that the price can be reduced to \$175 or less. Other issues including the tree stakes at this home will be addressed at the walkthrough scheduled above.
  - iii. The Board intends to address the needed tree work this year, and will seek bids for this work for the next meeting on March 5<sup>th</sup>.
- Feral Cats in Common area
  - i. As there has been no new issues regarding this matter, which was addressed at the prior two meetings, this item is closed.

#### 4 New Business

- Board of Directors
  - i. The Board elected Officers by unanimous mutual consent as follows:
    - Doug Norton President
    - Kathleen Raines (*Pending acceptance*) Vice President
    - Frances Peterson Secretary
    - Wendy Roberts Treasurer
    - Marty Merschat Director at Large

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## HOA Fidelity Insurance 2018-2019

The Board reviewed the proposal to renew the association Fidelity Bond coverage to comply with the new law, AB 2912. Current policy was already compliant with the law, and a Motion to approve policy at a coverage basis of \$150,000 at a prorated premium of \$389 was made by Mrs. Peterson, seconded by Mr. Norton, with all in favor. New policy will renew at the same time as the association's Property, General Liability, and D&O insurance package does each year.

## **5 Executive Session (commenced at 6:00 pm):**

- CC&R violations were reviewed and discussed. Hearing held for one member with an ongoing violation, and a fine was issued.
- Board discussed collection matters including the status of a pending foreclosure for one delinquent owner.
- Two Architectural requests which were previously approved were ratified by the Board: 1) for television antennae and landscape changes, and 2) for installation of concrete sidewalk around a home with foundation problems.

Respectfully Submitted By,

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Rich Cardosi, Association Manager