

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 May 7th, 2019, 6:30 pm

1. 6:30 pm Call to Order – Quorum of four directors present

Current Board:

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

Also Present: Rich Cardosi Property Manager

Open Homeowners Forum Conducted at 6:30 for the 4 members in attendance with general concerns about the landscaping.

1 Approval of Minutes

- March 5th 2019 Motion to approve minutes as corrected was made by Mrs. Peterson, seconded by Mr. Merschat, and carried unanimously. *Correction made to entry for the payment to Deese tree service from \$2190, to the accurate \$2890.*

2 Approval of Financial Reports

- YTD through April 30 2019. Motion to approve reports as presented was made by Mr. Merschat, seconded by Mr. Norton and carried with all in favor. Board directed that the general ledger only be provided to the financial committee from this point forward.

3 Open Business

- Landscaping
 - i. The Board met with representatives from the new landscape contractor, LandCare, who has taken over landscape maintenance since April 15. Several points were discussed and agreed to, including the following:
 1. That the service day shall be Thursday's with a crew of three for a full day.
 2. That the irrigation is confirmed to be on and operational as of now.
 3. That the treatment of broadleaf weeds in the lawn shall be a priority.
 4. That there are ruts and depressions in many areas of the front lawns. These may be corrected through a combination of pitchfork work and mowing in a different direction to help level out the lawns.
 5. The board requested that they be provided with an irrigation schedule to share with the membership. Contractor agreed to provide.
 - ii. Ms. Peterson and manager also met with LandCare prior to the meeting to go over the details for a new enhancement bid to finish plant installation at a member's home. A new proposal is forthcoming for this work.
 1. Ms. Peterson also requested that the contractor prepare a list of plant, tree, and groundcover options that are compatible with the environment of Hampton Park. This list can then be shared with homeowners who can provide input on what plant species they prefer as the board replenishes landscaping over time.
 - iii. The board reviewed proposals for extra work as follows:
 1. Installation of concrete curb on the walking trail – Approved on a motion by Mr. Norton seconded by Mrs. Raines, all in favor – Cost \$8000
 2. Aeration of lawns throughout the community - approved with a three to one vote in favor, with Mr. Norton dissenting. Cost \$3328 The board further directed that broadleaf control measures should be taken first, then aeration may commence.

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4 New Business

Director Elections

- i. The Board opened the nomination. For this year's director elections, which shall run from July 1st through the end of August. A self nomination form shall be mailed to all members prior to July.

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

- CC&R violations were reviewed and discussed. An additional fine was assessed for a home still out of compliance with the home maintenance requirements.
- Board discussed collection actions

Respectfully Submitted By,

Rich Cardosi, Association Manager

DRAFT