

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 7th, 2020, 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 (<i>absent</i>)	Treasurer
<input type="checkbox"/> Wendy Roberts	Secretary
<input type="checkbox"/> Marty Mersch	Director at Large

Also Present: Rich Cardosi Property Manager

Open Homeowners Forum Conducted at 6:30 for the members in attendance with general concerns and issues. In an effort to maintain control of the meeting, the manager announced that board policy from this point forward shall limit the open forum to a maximum of 30 minutes. Time shall be limited to three minutes per speaker and all board responses shall be in writing following the meeting. Once the open forum is closed the board shall not allow any further membership participation in the discussions.

1 Approval of Minutes

- November 5th, 2019 meeting, Motion to approve minutes as presented was made by Mrs. Roberts, seconded by Mr. Mersch, and carried unanimously.

2 Approval of Financial Reports

- YTD through December 2019. Motion to approve reports as presented was made by Mr. Mersch, seconded by Mrs. Raines and carried with all in favor.

3 Open Business

- Landscaping
 - i. Representative from Terracare, Jonah Edwards, appeared at the meeting to give a review of the landscaping since they took over the contract in November:
 1. Post-emergent herbicide has been applied to the canal area
 2. Advised of the need to use pre-emergent in the same area
 3. Large bottle brush bushes in the common area need to be lifted along the bottom
 4. The board made it clear that we need winter pruning to scale back shrubbery throughout the complex. This needs to be done in a timely manner before spring.
 5. Jonah stated that he would be providing a full irrigation checkup in the near future
 - ii. The board reviewed a new proposal to replant the corner common areas at Bryce and Plumas. This job includes the removal of existing plum trees and removal and replacement of shrubs,
 - iii. Specific work orders were requested to fill in an even turf along driveway at one house and to replace bushes which were removed at another. Terracare agreed to provide proposals.
 - iv. A proposal to remove pear trees on the property which are exhibiting signs of fire blight was reviewed, and tabled to the spring of 2020. A competitive bid will be sought
 - v. The board discussed project to replace the concrete curb installed by previous landscaper. More information is being sought for this job. The board is considering keeping the substandard curb in place for now, but filling in the unfinished section with new curb to temporarily complete the project.

4 New Business

- Policies and Procedures

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- i. The Board discussed the amendment of the Association's architectural control policy to better clarify the rules regarding statuary in the yards. This matter was tabled. The board may choose to hold an executive session meeting to discuss the particulars of this possible amendment.
- ii. The board is also considering amendment of the CC&R's and bylaws. A proposal to do so from an HOA attorney was reviewed. This project is also tabled.

HOA Arborist work

- i. The board reviewed a proposal to remove several flowering pear trees noted to be stricken with fire blight. This project was tabled to the spring meeting to enable manager to obtain another bid from a competing tree service, as was discussed in open business above.

5 8:15 PM - Meeting adjourned.

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

- CC&R violations were reviewed and discussed.
- Board discussed collection actions
- Board considered a request for reimbursement from a member feels that landscape service has been an adequate and seeks the partial refund of her assessments. Board denied claim.

Respectfully Submitted By,

Rich Cardosi, Association Manager