

Hampton Park Homeowners Association

C/O C & C Property Management

Board of Directors Meeting

Online, remote access video conference call due to Shelter in Place Directive

www.zoom.us

Minutes July 7th, 2020, 6:30 pm

1. 6:30 pm Call to Order – Quorum of five directors online

<i>Current Board:</i>	<input type="checkbox"/> Doug Norton	President
	<input type="checkbox"/> Kathleen Raines	Vice President
	<input type="checkbox"/> Frances Peterson	Treasurer
	<input type="checkbox"/> Wendy Roberts	Secretary
	<input type="checkbox"/> Marty Merschat	Director at Large
<i>Also Present:</i>	Rich Cardosi	Property Manager

Open Homeowners Forum Conducted at 6:30 for the members in attendance with general concerns and issues, primarily regarding landscaping. Board discussed this in detail under open business.

1 Approval of Minutes

- May 5th, 2020 meeting, Motion to approve minutes was made, seconded, and carried unanimously.

2 Approval of Financial Reports

- YTD through June 30th, 2020. Motion to approve reports as presented was made, seconded, and carried with all in favor.

3 Open Business

- Landscaping
 - i. The board reviewed and evaluated the performance of the new landscape contractor, True North Landscape, who was also present at the meeting. After conducting a walk through with the crew leaders, it was determined that they are performing satisfactorily so far. Several proposals were discussed and will be produced before the next meeting.
 - ii. Contractor also advised that there have been several homes without power to their timer, all but one has been resolved. Landscaper and manager will attempt to reach out to this owner to make the needed repairs.
- Policies and Procedures (Committees)
 - i. The Board continued the discussion regarding changes to the Association's CC&R's and Bylaws, the architectural control policy, and communications with the LTHA master association. This item was tabled for further discussion once the shelter-in-place directives have been lifted as it will require a series of in-person meetings.

4 New Business

- Sidewalk Repairs
 - i. The City of Vacaville has put the association on notice that the sidewalks at two locations (near the intersection of Sequoia and Grand Canyon, and the intersection of Bryce and Yosemite) have been damaged, are creating tripping hazards, and must be repaired at the associations expense. The Board reviewed proposals to make the needed repairs and approved the work on a motion by Mr. Merschat. Motion seconded and approved unanimously. Project cost \$8540 which includes an extra 2 sections of sidewalk along with the curb and gutter as recommended by contractor.
 - ii. The Board discussed the unfinished concrete curb along the carpath between Grand Canyon and Yosemite. Since the concrete work is being performed for the sidewalks noted above, the Board feels that a discount on this new curb is in order, and motioned to approve this open

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bid on the condition that a substantive discount could be obtained. Motion seconded with all in favor.

- New Website
 - i. The Board reviewed the new Hampton park Website and agreed it meets the objectives set forth by the Board at the previous meeting. A suggestion to add the latest newsletters will be completed. The site will be a continuous work in progress with any new community-wide information being added to the online "Library" as it is created. Future plans may include the ability to pay dues online and submit service requests directly through the site.

5 8:46 PM - Meeting adjourned.

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

- CC&R violations were reviewed and discussed.
- Board discussed collection actions
- The Board reviewed and approved an architectural application to add a patio covering to the backyard of one home on Yosemite. .

Respectfully Submitted By,

Rich Cardosi, Association Manager