

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 Sept 1st , 2020, 5:30 pm

1. 5:30 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 Mersch	Director at Large
<i>Also Present:</i>	Rich Cardosi	Property Manager

Open Homeowners Forum Conducted at 5:30 for the members in attendance with general concerns and issues, primarily regarding landscaping. Board discussed this in more detail under open business.

1 Approval of Minutes

- July 7th, 2020 meeting, Motion to approve minutes as amended was made by Mrs. Peterson, seconded by Mr. Norton, and carried unanimously.

2 Approval of Financial Reports

- YTD through August 31st, 2020. Motion to approve reports as corrected for a landscape reserve item was made by Mrs. Peterson, seconded by Mr. Mersch, and carried with all in favor.

3 Open Business

- Landscaping
 - i. The board reviewed and evaluated the performance of the new landscape contractor, Stephanie Sibley of True North Landscape, who was also present at the meeting. It was determined that they are performing up to standards and living up to their expectations. Ms. Sibley explained summer fertilization was complete, and that she had a plan to handle a persistent crabgrass problem which would be taking place over the coming seasons. The initial cost was approved by the Board (\$2250.00) on the agreement that the ongoing process would be included in the regular maintenance.
 - ii. Several proposals were reviewed:
 - 1. Installation of 5 shrubs on pathway near 255 Yosemite - Approved \$200
 - 2. Remove and replace shrubs at 414 Grand Canyon – Approved \$450
 - 3. 4 proposals for the corners of Plumas and Yosemite were tabled for budgetary reasons, but Board is still interested in resuming this project, possibly in the spring of 2021.
 - 4. Bid for 230 Yosemite was deemed unnecessary at this time and bid was tabled.
 - 5. Bid to approve cutting down large hedge to fence height at 1049 Plumas was approved, no cost for this work.
 - 6. Board did not approve bid to remove and replace shrubs at 246 Grand Canyon, alternate bid will be sought.
 - iii. Replacement of weather damaged tree at 1067 Plumas was discussed and bid will be obtained.
 - iv. Proposal from Deese trees to remove and replace tree at 1049 Plumas was approved, \$2100.
- Policies and Procedures (Committees, ongoing item)
 - 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

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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

2020-21 Budget

- i. The Board discussed the upcoming budget at length. The financial reports for the past year and the need for further landscape enhancements dictate that an increase may be necessary, but the Board also took the effects of Covid-related hardships for many members into consideration. After careful analysis, the Board determined that it would be in the best interest not to increase the assessments in the coming year, but are fully aware that the dues may need to be increased next year. Motion to approve budget based on \$100 per unit per month was made, seconded and approved.

Director Elections

- i. The Board declared an open Candidacy period to run through the month of September. Mrs. Roberts announced that she will be resigning her position on the Board soon, so the vacancy may be filled by acclamation if a new candidate comes forth following the Boards solicitation letter which has been distributed to the membership already.

5 8:30 PM - Meeting adjourned.

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

- CC&R violations were reviewed and discussed.
- Board discussed collection actions and agreed to hold an IDR session for one owner disputing their charges from the collection company.
- The Board reviewed correspondence from members
- Hearing was scheduled for a faulty irrigation power supply resulting in damage to landscaping, but Landscaper confirmed this problem has been solved. No fine or assessment issued.
- Board discussed a matter that was reported by a member involving a lewd act from a non-member in the common area. Board noted that this is clearly a police matter, and complainant acknowledge that the police were called about this incident.

Respectfully Submitted By,

Rich Cardosi, Association Manager