

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 Nov 3rd , 2020, 5:30 pm

1. 5:30 pm Call to Order –Two directors online

Current Board:	<input type="checkbox"/> Doug Norton	President
	<input type="checkbox"/> Kathleen Raines (<i>Resigned Oct 30</i>)	Vice President
	<input type="checkbox"/> Frances Peterson	Treasurer
	<input type="checkbox"/> Marty Merschat (<i>Resigned Oct 15</i>)	Director at Large
Also Present:	Rich Cardosi	Property Manager

Open Homeowners Forum Conducted at 5:30 for the members in attendance with general concerns and issues including 3 new volunteers expressing interest in filling the vacant seats on the Board. Board discussed this in more detail under open business, and the appointment of new directors will be added to agenda for next meeting.

1 Approval of Minutes

- Sept 1st 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 October 31st, 2020. Motion to approve reports as presented was made by Mrs. Peterson, seconded by Mr. Norton, and carried with all in favor.

3 Open Business

- Landscaping
 - i. The board discussed the performance of the landscape contractor, True North. Stephanie Sibley of True North was present at the meeting to discuss current events and her plan to manage the turf for weeds in the coming seasons. She addressed an issue of the homeowner who accused the landscaper of damaging the benderboard, which was repaired, but was not damaged by the landscape crew. She noted however that many of the benderboards are in poor condition and most were installed improperly. This may be addressed as planting beds are refurbished over time. She also reported a tree that has been severely pruned back in an improper manner.
Overall, it was determined that True North is performing up to standards and living up to expectations.
 - ii. Proposal from Deese trees to prune trees for building clearance was approved at a cost of \$1800. Motioned, seconded, and approved unanimously.
- 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 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

- Director Elections
 - i. The open Candidacy period closed at the end of September so the election was deemed concluded by acclamation with all Board members retaining their seats, however, with the resignations of Mrs. Roberts, Mrs. Raines, and Mr. Merschat, the Board has only two Directors

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remaining. Three candidates were identified at this meeting during Open Forum, and the appointment of these volunteers will be on the agenda of the January 5th Board meeting. of September.

- ❑ Insurance Renewal 2021
 - i. The Board motioned to approve the new Workers Comp Policy for the 2020-2021 year. Motioned seconded and carried at a cost of \$379.

5 7:02 PM - Meeting adjourned.

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

- ❑ CC&R violations were reviewed and discussed.
- ❑ Board discussed final settlement of collection actions with owner who was disputing their charges from the collection company.
- ❑ The Board reviewed correspondence from members including a complaint about irrigation, which was also discussed with Landscaper who determined that all systems are operating as intended and no repairs are needed.
- ❑ An Architectural request to repaint a home using a tone of blue that is not in compliance with policy was denied.
- ❑ An Architectural request to install a patio cover in the backyard was approved with conditions.

Respectfully Submitted By,

Rich Cardosi, Association Manager