Hamlets Grove Homeowners Association Annual Board Meeting 4.19.22 Start Time: 7:05

Board Members in Attendance: via Zoom Meeting

* Rick Waid, President
* Denise Leschinski, Vice President
* Lucy Ford, Secretary
* Anna Azmi
* Steve Carroll
* Pam McDonald
* Muslima Lewis

Officers in Attendance

* Len Schimberg

**Agenda Items**

* Minutes from last meeting were amended with Board member recommendations. Motion made to approve amended minutes and post on website.
* **Budget Review by Treasurer**
  + **Line Item Review**: Motion made to approve budget as of 3/31/22. Motion made and approved to carry over unused funds from 2021 Budget.
  + **Receivables Status**: As of the meeting, 7% of homeowners are 2QTRS behind.

Revenues have increased due to the volume of home sales and monies received from estoppel fees.

Effective July, all invoicing will be done via email

**Open Action Item** – Len and Rick are looking into ways of simplifying the bill payment process for our residents.

* + **Process for Late Receivables**:
    - * First Step – Len sends out statements showing their Past Due Status
      * After 2 QTRs Delinquency – they receive formal letter
  + **Expenditure Status**:

$6,290 – Signs throughout neighborhood

$12,816 – new Fountain on West Side

$3,750 – Pipeline removed

* **President’s Report –** Rick Waid provided a recap of completed and upcoming projects:

**Completed Projects:**

* + - New neighborhood sign for 49th Street entrance, pending installation.
    - Installation of cameras at both entrances of the Grove.
    - Hired Arborist to trim back the oak trees at the West Entrance.
    - Removed sand filters from large lake.
    - New bulletin boards
    - New neighborhood signs.
    - Painted Fire Hydrants.
    - Electronic delivery of HOA invoices

**Upcoming projects:**

* + - Asphalt repair as needed on Hamlets Grove Dr.
    - Obtain signs for camera surveillance at each entrance of the Grove.
    - Amend time period for leasing or renting of property from six months to one year.
* **Master Association Revitalization Plan/Meeting updates**
  + A Neighborhood Circle Party is planned for May 24th at 5:00 PM. There will be food trucks, wine tasting, ice cream, etc. Look for more information on bulletin boards.
* **Landscaping** 
  + Replacement of plants at the entrances – waiting on estimates from Yellowstone
  + Lights were repaired on Hamlets Blvd
  + Fence leaning on 49th Street – Denise will be meeting with a Fence company on Wednesday, May 11th at 9:30 a.m. to discuss repairs to the fence and other possible options of replacing the fence such as PVC fencing. Note – the original company that installed the fence appears to have gone out of business. Fence maintenance is included in the budget.
  + Root barrier for root intrusion – there is a section of road near #4791 where the roots of a tree are causing corrosion issues. The Board received a proposal from Simply Trees to install a Root Barrier to this area to prevent further corrosion; however, Rick will ask homeowner if the tree can be removed.
* **Fountains/Ponds** 
  + **Ponds –** on regular maintenance schedule
* **Neighborhood Security**
* **Security Camera Update** – Motion was made and approved to contact an internet provider for a monthly internet plan for the cameras. This will allow us to view the camera footage at any time and from anywhere.

**Open Action Item:** Rick will contact John Cloud from the Master Association to see what company is being used in the other subdivisions.

* **Camera Notification Signs** – the Board agreed to install a sign at each entrance that notifies anyone entering the neighborhood that the neighborhood is under camera surveillance.

**Open Action Item:** Anna will check on vendors to produce the signs. Rick will ask the camera installation company.

* **New Signs for Neighborhood**
  + **49th Street Entrance Sign** – Currently in production and due to be installed mid May.
* **Housekeeping/Board Actions**
  + A change to the timeline on home ownership before home may be rented out was modified from 6 months to 1 year. However, there is a lack of firm understanding from all Board Members as to how this type of change was implemented and if it was implemented according to our Articles.

**Open Action Item:** All Board members are requested to review the Articles and discuss at our next meeting

* + Conversation around violations and fines and making sure the fine is appropriate to the violation
  + Board to look into standards on what can be placed on the backyards of homes that border the ponds.
* **Homeowner Requests/Complaints/Violations**
  + Resident suggestion of putting a rental quota on the number of homes to be rented out. The Board is in agreement that prior to implementing any such quota, significant research would need to be done to understand the magnitude and effectiveness of this type of rule. A suggestion was made to create an adhoc group to look into Rental properties as a whole within our community. We believe that there are more rental properties in our community that we are unaware of and we feel that we need to get a better process in place for documenting rental properties.

**Open Action Item:** Steve will draft a letter to the homeowner that violated the move in date for his rental property.

Meeting Adjourned at 8:34 p.m

Next Board Meeting: Tuesday, May 17th 7:00 PM EST via Zoom