Hamlets Grove Homeowners Association Board Meeting 3.15.22 Start Time: 7:03

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**

* Motion made and approved to approve Minutes from Last meeting
* **Budget Review by Treasurer**
  + **Line Item Review**: Motion made to approve budget as of 2/28/22
  + **Receivables Status**: As of the meeting, there were 12 outstanding residents 1 QTR behind.

**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**: Camera payment made in the amount of $4,622.41
* **Master Association Revitalization Plan/Meeting updates**
  + A suggestion has been made to have a Block Party that would include ALL communities within Beekman Place. We tabled this discussion for the next meeting.
* **Landscaping** 
  + Anna will be the new liaison to work with Yellowstone
  + Anna and Rick walked the neighborhood with Yellowstone. Here are the observations:
    - Many of the viburnums are aging and should likely be replaced
    - Yellowstone will work on a proposal for landscaping replacements
  + 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**
  + **Plastic drain tiles (sand filters) –** Work is complete.
  + **Ponds –** There are some algae issues with the pond at the West Entrance but the Board believes that it may just need more attention from the company that services our ponds.

**Open Action Item –** Rick will contact Lewis and request the additional attention

* **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. We will check to determine whether we can use any of the existing poles for the camera notification signs.

* **New Signs for Neighborhood**
  + **49th Street Entrance Sign** – Currently in production and due to be installed mid May.
* **Housekeeping**
  + Nothing new to discuss
* **Homeowner Requests/Complaints/Violations**
  + Received a request from the homeowner at #4754 regarding the fence behind his home that is parallel to 49th St. It is leaning backwards towards the road quite significantly and if not addressed, will eventually fall down.

**Open Action Item:** Steve will look into this

**Open Action Item:** Board will readdress the rules regarding vehicles

* **New Business**
  + **Annual Meeting Preparations** – as of the distribution of these minutes, proxy cards and letters have been mailed out to every homeowner. Meeting is set for April 19th via Zoom.
  + **Rental properties within our community –** A motion was made and approved by the Board to change the ownership timeline from 6 months to 1 year before property can be rented out. Rules and Regulations have been updated to reflect this and have been updated on the website.

A suggestion was also made to set a % of homes that can be rented out. The Board determined that this would need more exploration before implementation.

* + A request was received from the new homeowner at #4514 for the board to grant an exception to the requirement that homeowners own their property at least least 6 months before renting, and the board voted unanimously against granting the requested exception.
  + **Board Membership Qualification –** the Board will discuss at the next meeting. Possible qualifications could include:

1. Must be an owner
2. Background check
3. Police reports
4. Must attend at least X number of meetings prior to becoming a Board member

* **Garage Sale –** Set date for April 22nd & 23rd from 9:00 – 2:00

**Open Action Item –** Denise will call Herald Tribune for advertising the sale. Anna will put it on Next Door & other websites.

Meeting Adjourned at 8:34 p.m

Next Board Meeting: Annual Meeting Tuesday, April 19th 7:00 PM EST via Zoom