

Minutes to Hampton Creek Homeowners' Association Board Meeting
Tuesday, May 5, 2015

In Attendance: Michele Johnson (HOA Manager), Ronnie Coy, Jay Murphy, Mike Puopolo, Marilyn Penoyar, Chuck O'Keefe, Lonnie Coy

Absent: Diane Alberts, Mary Murphy, Marie Cooper

Quorum was established.

The meeting was called to order by President Ronnie Coy at 6:30 p.m.

Business

1. Board Members

- a. Susan Brown (resigned position) replaced by Mary Murphy who will serve a one year term.
- b. Existing members Diane Alberts, Marilyn Penoyar and Ronnie Coy will serve until 1/2017.
- c. New members Marie Cooper, Jay Murphy, Mike Puopolo, Chuck O'Keefe will serve three year terms.

2. Election of Officers

- a. President Ronnie Coy (nominated by Jay Murphy and seconded by Chuck O'Keefe)
- b. Vice President Jay Murphy (nominated by Mike Puopolo and seconded by Chuck O'Keefe)
- c. Treasurer Mike Puopolo (nominated by Chuck O'Keefe and seconded by Jay Murphy)
- d. Recording Secretary Lonnie Coy (nominated by Mike Puopolo and seconded by Marilyn Penoyar).

3. Nominating Committee: Ronnie Coy Chairman. Board members were encouraged to network within the neighborhood to invite new members and to excite people to "get involved." Other board members agreed to "get the word out." It was suggested that Vince McCaffrey, who has been very supportive and involved in the HOA, become a Chairman of a committee, thus allowing him input and membership (non-voting) on the Board.

4. Michele Johnson suggested that the Board also encourage other committee formations. For example, it was suggested that a Social Committee chairperson be found who could develop social events within the neighborhood that could also include renters. Such committees have been shown to allow renters to feel

“connected” to a community and thus strive to improve property values through compliance with HOA covenants.

5. Schedule of Meetings: the previously scheduled meeting dates were approved and an Open Meeting was tentatively scheduled for an early fall date to be determined.
6. There was an open discussion about neighborhood issues and individual violations. Board members provided input and made decisions about issues that needed resolution. Specifics about this discussion are not available due to confidentiality.

Meeting was adjourned at 8:45. Next Board meeting is scheduled for Tuesday June 30, 2015.

Respectfully submitted,

Lonnie Coy

Minutes to Hampton Creek Homeowners' Association Board Meeting
Monday, August 31, 2015

In Attendance: Marie Cooper, Jay Murphy, Marilyn Penoyar, Ronnie Coy, Chelsey Bennett, Lonnie Coy

Absent: Diane Alberts, Mary Murphy, Chuck O'Keefe, Mike Puopolo

Quorum was established.

The Meeting was called to order by President Ronnie Coy at 6:40 p.m.

1. Approval of minutes: Marilyn moved to approve the minutes from the May 5, 2015 minutes; Marie seconded the motion; the minutes were approved as stated.
2. Review of reports:
 - a. Landscaping costs - questions were posed about the high cost of landscaping considering the actual square footage of the area mowed (many homes have entire rear yard fenced). The increases in cost seem out of line with reality. Also discussed was the cost of pine straw and if the entire 300 bales were used considering many of the yards do not use pine straw at all. Marie asked for a copy of the contract with Little's Nursery and Chelsey provided it to each member. Chelsey also said that she would obtain answers to our questions and get other quotes for landscaping services which may be more reasonable.
 - b. There was some discussion over three units which are significantly delinquent in HOA dues. The Board unanimously decided to direct the HOA attorney to send certified letters to Unit [REDACTED] and [REDACTED] with intent to foreclose. A decision was made to present a payment plan to Unit [REDACTED] since there has been an effort to repay.
3. Parking Signs Update: Parking signs may only be put on areas around the development when affected homeowners give permission for said signs. That would include homeowners on both sides of the curve.

4. Rules and Regulations: There was general discussion about the rules and regulations, but the new rules involved Parking within the development. Chelsey clarified as follows:
 - a. Rule 1 (Under Parking) states that inoperable vehicles (without tags or not in operating condition) may be towed at will. The HOA has no jurisdiction in this area but the City of Greenville does, so concerns need to be presented to them.
 - b. Rule 2 states that non-passenger vehicles may not be parked on Hampton Creek streets. This rule is not enforceable under HOA laws.
 - c. Rule 3 states that boats, trailers and recreation vehicles are not to be parked on the streets in Hampton Creek. This rule is enforceable under HOA laws.The Board decided to leave these rules in the Rules and Regulations. Chelsey will send out copies of all rules by email to those owners who have listed email addresses; those who do not have email, will receive a hard copy.
5. Summer/Fall Newsletter: The Board liked the idea of a Quarterly newsletter. Chelsey will send Board members what other HOAs have done.
6. Budget Concerns: Marilyn mentioned the need for a budget for the social committee so they could give a welcome basket to new residents of Hampton Creek. Marie suggested that a budget of \$120.00 a year would be appropriate.
7. Upcoming Meetings: Budget/Planning Meeting 11/5/15 at 6:30 and Annual Meeting 1/16/16 at 6:30.

The meeting was adjourned at 8:15.

Respectfully submitted,

Lonnie Coy

Minutes to Hampton Creek Homeowners' Association Board Meeting
Thursday, November 5, 2015

In Attendance: Marie Cooper, Marilyn Penoyar, Ronnie Coy, Chelsey Bennett, Lonnie Coy

Absent: Jay Murphy, Mike Puopolo

Quorum was established.

The Meeting was called to order by President Ronnie Coy at 7:36 p.m.

1. Violation Hearings. Board heard from homeowners in one violation regarding the placement of basketball goals. Decision was made by the Board to change the existing rule about this placement. Board decided to hold off on other violation hearings at this time.
2. Minutes from previous meeting. Marilyn made a motion to approve the minutes and Marie seconded the motion. Minutes were approved.
3. Review of Reports
 - a. Chelsey informed the Board that she was waiting to discuss HOA landscaping concerns with Mr. Little of Little's Nursery since his family is mourning the tragic death of a son.
 - b. Chelsey said that Little's Nursery used 300 bales of pine straw which is priced at 4-8 dollars a bale. It was suggested that we look into using mulch instead of pine straw since it looks better and lasts longer than pine straw. Chelsey said she will price the mulch.
 - c. Collections. The Board decided to proceed with foreclosure of two properties with extremely delinquent payment of dues.
4. Landscaping contract. There was a discussion on comparison of landscaping prices among local landscaping companies. A hold was put on this discussion due to concern for the Little family's tragedy.
5. Annual Meeting.
 - a. Marilyn suggested we serve refreshments in an effort to bring in more members. We will purchase water and Lonnie will make cookies. The social committee will consider other refreshment suggestions. Chelsey said that she will send packets to all homeowners but all are welcome, renters as well. Meeting will be at Christ's Church on Tuesday, January 26 at 6:30.
 - b. Budget for 2016 was reviewed. Budget increased to \$300 for social committee.
 - c. Member Terms. Mary Murphy, Chuck O'Keefe and Diane Alpert resigned their board positions. The Board elected Lonnie Coy to fill a two year position. There are currently two open board positions: one for 1 year and one for 2 years.

Meeting was adjourned at 8:30.

Next meeting will be the annual meeting on January 26, 2016 at 6:30.