

Hampton Creek HOA
Board Meeting Minutes
June 22, 2016

Quorum was established with 4 members present (Jay Murphy, Marilyn Penoyar, Tema Barnes, Vincent McCaffrey). Mike Puopolo and Marie Cooper were absent and excused. Ronnie Coy and Lonnie Coy have sold their unit and are no longer members of the Association nor the Board of Directors.

Ryan Wiggins was appointed to fill the remainder of the Board Member term expiring in 2017.

Violations Hearings were held.

[REDACTED]: Home needs to be pressure washed. Board voted to begin a \$5.00 per week fine after 30 days (July 23, 2016).

[REDACTED]: Utility lines running down side of home. Board voted to begin a \$5.00 per week fine after 30 days (July 23, 2016).

[REDACTED]: Home needs to be pressure washed. Owner attended and reported will be complete by Sunday June 26. Board voted to not assess fine so long as the violation is completed.

[REDACTED]: Satellite dish in wrong position. Board voted to begin a \$5.00 per week fine after 30 days (July 23, 2016).

[REDACTED]: Residents not picking up after dog and allowing dog to run at-large. Board voted to assess a \$25 fine per occurrence (total of \$475) .

Minutes from March 29, 2016 Board meeting were approved as amended.

Meeting reports were reviewed.

Collection accounts were reviewed.

[REDACTED]: Board decided to hold on the account until further notice.

[REDACTED]: Owner requested Board remove fines. Board voted to remove 50% of the fines and demand payment within 15 days.

Landscaping bids for mulch vs pine straw were reviewed. Board voted to have Enhancement Solutions remove the existing pine straw in front of all units and replace with chocolate mulch, as well as add a new layer of pine straw to the berm along Davenport Farm Rd.

Next Board meeting is scheduled for October 25, 2016.

Hampton Creek
Board of Directors Meeting Minutes
October 25, 2016

Meeting called to order by Board President, Marie Cooper at 6:32pm.
Quorum was established with Marie Cooper, Marilyn Penoyar, and Ryan Wiggins present.

Violation hearing was held for the following:

[redacted]: residents parking trailer in street – Board vote to not impose a fine (if noted again, fines will be assessed per reported occurrence)

[redacted]: home needs to be pressure washing – Board voted to start a daily \$5.00 fine on November 15, 2017 if violation not corrected prior

Motion made by M. Penoyar, 2nd by R. Wiggins was accepted: Minutes from June 22, 2016 Board meeting approved.

Meeting reports were reviewed.

Board reviewed delinquent accounts and decided to hold on proceeding with any foreclosures at this time; 3-year liens are filed on. Unit [redacted] is not owned by the HOA and will be cleaned up and rented through Russell Property Management. Unit owner requested removal of fines from pressure washing violation, Board approved.

Annual meeting will be held January 24, 2017, 6:30 at Christ's Church. Board to decided to operate with 7-8 Directors for the 2017 fiscal year; ballot will be provided at annual meeting with 3-4 positions available. The budget for the 2017 fiscal year was reviewed and approved; budget will be ratified at annual meeting.

Owner of [redacted] requested permission to replace mulch with white rocks. Board approved with limitations: project to be completed at owner's expense, maintenance will also be owner's expense; HOA will not cover or remove rocks.

Meeting adjourned at 7:14pm.

Next meeting will be decided after election of new Board member's at annual meeting.