

Hampton Creek HOA
Board of Directors Meeting Minutes
February 25, 2017

Meeting was called to order by Board President, Marie Cooper, at 6:05 pm. Quorum was established with four directors present: Autumn Harris, Jay Murphy, Marie Cooper, and Willie Hemphill.

Officers were appointed as listed below:

President – Marie Cooper

Vice-President – Jay Murphy

Treasurer – Willie Hemphill

Secretary – Autumn Harris

Violation hearing was held for _____ regarding damaged blinds. W. Hemphill motioned to fine \$5.00 per day until violation is corrected, J. Murphy seconded; all approved.

Minutes from October 25, 2016 meeting were approved as submitted – J. Murphy motioned, W. Hemphill seconded; all approved.

Meeting reports were reviewed, including Balance Sheet, Profit & Loss, Delinquencies, Violations, and Work Orders.

Directors terms were defined as listed below:

term expiring in December 2017 – Autumn Harris, Ryan Wiggins

term expiring in December 2018 – Marie Cooper, Jay Murphy, Marilyn Penoyar, Joni Carrington

term expiring in December 2019 – Tema Barnes, Willie Hemphill

Board discussed mulch vs pine straw in front flower beds; determined to keep mulch and replace every other year (or as funds are available).

Board reviewed estimates for a dog poop station installed at the mailbox and decided to not pursue purchasing one at this time.

Next meeting is scheduled for July 25, 2017, 6:00 at RPM.

Hampton Creek HOA
Board Meeting Minutes
July 25, 2017

Meeting was called to order at 6:05 pm. Quorum was established with the following members in attendance: Marie Cooper (President), Jay Murphy (Vice President), Willie Hemphill (Treasurer), and Tema Barnes. Also in attendance was Chelsey Bennett from RPM. Those absent included: Joni Carrington, Autumn Harris, and Ryan Wiggins.

Violation hearing was held for missing window screens at _____, owner did not attend. Board voted to assess a \$5 daily fine until the violation is corrected.

Minutes from February 28, 2017 Board meeting were reviewed and approved as submitted. J. Murphy motion, W. Hemphill seconded. No discussion. All approved.

Meeting reports, including Balance Sheet, Profit & Loss, Delinquents, Work Orders, and Violations, were reviewed.

Concerns were raised about adding parking spaces by mailbox station. Road is not maintained by HOA. Board wanted to investigate options of installing a sign, so the walkway is not blocked.

The grave yard behind the mail house has not been maintained on a routine basis. This is in the landscaping contract; RPM will follow up with vendor, Creative Cuts.

Marilyn Penoyar sold her unit and is not longer on the Board of Directors. Her position is current vacant and expires in December 2018. Board members will be on the look out to find someone to fill her unexpired term.

Architecture request was submitted by _____ regarding installation of a fence. Board approved designs as submitted. The Board's preference is that the fence go to the property line and/or connect to neighbor's fence on property line (with the owner's permission). If fence will not go to property line owner is responsible for keeping the area between the fence and the property line maintained.

Board members requested to review bids regarding the landscaping contract at the next meeting.

Next meeting is currently scheduled for Tuesday, December 5, 6:00 pm at RPM's office.

Meeting adjourned at 6:45.

Hampton Creek HOA
Board Meeting Minutes
November 28, 2017

Meeting was called to order at 6:10 pm. Quorum was established with the following members in attendance: Tema Barnes, Marie Cooper, and Willie Hemphill. Also in attendance was Chelsey Bennett from RPM.

Violation hearing was held for _____ regarding a wrecked vehicle stored in the driveway for numerous months. Board members decided to not issue a fine as the violation has been corrected since October, any future violations of this nature will result in a fine being assessed to the owner.

Minutes from the July 25, 2017 Board meeting were reviewed and approved as submitted; W. Hemphill motioned, T. Barnes second, no discussion, all approved.

Reports including Balance Sheet, Profit & Loss, Delinquents, and Violations were reviewed.

Discussion was had regarding installing signs by the mailbox to alert residents to not block the sidewalk. Board members approved up to \$200 to be spent on sign installation. Signs should read "Reserved Mailbox Parking #1/2 Limit 5 minutes DO NO BLOCK SIDEWALK"

Date for annual meeting will be Wednesday, January 17 (pending availability at Christ's Church) – back up dates include January 10 or 16. Proposed 2018 budget was reviewed. Board members would like to seek approval of the membership to raise the dues to \$30 per door per month. Budget representing CPI increase and voted increase will be included with mail annual meeting packet. Autumn Harris and Ryan Wiggins terms are set to expire in December 2017 – Chelsey will reach out to these members to see if they wish to be represented on the ballot for re-election. It was determined to operate with 7 Board members for the 2018 fiscal year.

Bids for landscaping contract were reviewed. Board voted to send Creative Cuts a 30-day termination notice and to have Carolina East Landscaping, Inc start on January 1, 2018.

Tema Barnes mentioned some concerns from residents regarding trash debris in the neighborhood. Chelsey will send out an email to all owners requesting residents to secure all loose pieces within bags inside the trash containers.

Meeting adjourned at 7:25 pm.