

Hampton Creek HOA
Board Meeting Minutes
February 20, 2018

Meeting called to order at 6:07 by Board President, Marie Cooper. Those in attendance included: Tema Barnes, Chelsey Bennett (RPM), Marie Cooper, Autumn Harris, and Willie Hemphill.

Minutes from November 28, 2017 were reviewed and approved.

Financial reports as of 1.30.18 were reviewed.

Board discussed installing signs by the mailboxes to prevent vehicles parking by the sidewalk cut through. Area in front of mail house should be able to have 2 vehicles parked. Board members will address with residents at the annual meeting before proceeding.

Annual meeting was originally scheduled for January 17, 2018 but had to be postponed due to inclement weather. New meeting date is scheduled for March 1, 2018, 6:00 at Christ's Church.

Draft version of updated Rules and Regulations was reviewed. Once additional changes are made, Board members will review and approve via email.

Board decided to hold off on making a final decision on having the entrance sign and mail-house pressure washed.

Work order was submitted for siding repair at the mail-house; the middle strip between the mailboxes was damaged. Vendor will be sent to repair.

The following accounts are delinquent at this time:

- (current balance \$348.25) – Board decided to hold off on further collections actions beyond the Claim of Lien at this time. If balance reaches over \$1,000 Board will review account again for proceeding with foreclosure.
- (current balance \$368.50) - Board decided to hold off on further collections actions beyond the Claim of Lien at this time. If balance reaches over \$1,000 Board will review account again for proceeding with foreclosure.
- (current balance \$3,434.66) – Board voted to proceed with foreclosure.
- (current balance \$1,670.75) - Board voted to proceed with foreclosure.

Next Board meeting is currently scheduled for, Tuesday July 31*

*Meeting date was amended to Tuesday, June 19, 2018, 6:00 at RPM.

Hampton Creek HOA
Board Meeting Minutes

June 26, 2018

Meeting called to order at 6:05 pm. Quorum was established with 4 Directors present, including: Tema Barnes, Marie Cooper, Autumn Harris, and Willie Hemphill. Also in attendance was Chelsey Bennett with RPM.

Minutes from February 20, 2018 meeting were reviewed and approved as submitted.

Financials reports as of 5.30.18 were reviewed.

Board voted to hold on any further collections actions for 2305 B Sadler due to lender starting foreclosure process.

Entrance sign and mail-house pressure washing were placed on hold at this time.

Dog waste stations were re-visited per request at annual meeting. Board decided to not pursue ordering stations at this time, but rather will be looking into prices for "curb your dog" signs. At a minimum, a sign will be placed at the entrance and by the mail-house. Owners/residents will be questioned if they would like to have a sign in front of their unit (in the flowerbed or easement by road).

Numerous complaints have been received regarding the current landscaping vendor, Carolina East Landscaping. The owner indicated that some personnel issues have been taking place, including some injuries, which was preventing them from maintaining the grounds. The Board voted to terminate the contract effective July 31, 2018 and have U.S. Lawns contract start on August 1, 2018.

Mulch was approved to be installed in the front flower beds of every unit, in addition to pine straw along the berm and at the entrance sign. U.S. Lawns is the approved vendor.

U.S. Lawns will provide an estimate for removal and replacement of shrubs at the front entrance, to be reviewed via email.

Currently, all doors in Hampton Creek are painted the same color. Board members discussed potentially allowing owners to re-paint their door from a pre-selected grouping of colors. M. Cooper will bring paint samples to the next Board with suggested colors.

Discussion was had about having Hampton Creek join the Nextdoor service (part or all of the neighborhood may already be part of Pinecrest).

Escrow contributions will be reviewed a few times per year based on any upcoming projects as well as rental proceeds from units owned by the HOA (currently only).

Meeting adjourned at 7:23 pm. Next meeting is scheduled for October 23, 2018 at RPM's office.