Hampton Hills Homeowner Association

Minutes of Association Meeting

October 8, 2019

Call Meeting to Order- President Gena Henry, 7:05 pm

Attendance taken, there was a quorum of homeowners present (or via proxy) to do the business of the association.

Reading and Approval of Minutes- Helen Stolinas

 Liz Mamolen made motion, Bob Larson seconded to accept minutes

President and Treasurer’s Report- Gena discussed the following:

* We collected $9135 last year in dues, including past due amounts
* Capitalization fees- more than usual this year, this is income received from home sales within community
* Late/interest fees- not included in budget
* Insurance on common lot and detention basin- $959
* Current management fee- $100/month for Continental Real Estate Management; Budget $1500 for upcoming year
* Legal counsel- fees for addressing issues with some properties
* We are trying to build our reserve account in the event of a large expense
* Mowing budget- $2750; has reduced from over $4000 due to bidding out the work, and snow removal expenses have been reduced as well.
* Current balance- $17,306 between checking and money market (reserve)
* There is approximately $10,000 in money market account (reserve)
* The number of delinquent HOA accounts- brought down to zero prior to this year’s dues. We are waiting on 6 homeowners’ dues.

Issues at 361, re: cracked sidewalk, no lamp post, have been addressed by the builder.

Lampposts have been installed on all properties.

**Old Business**

Fall festival- October 20? Is anyone interested in working on it? It could be zero cost if someone wants to organize it without the hayride and pumpkins

* No Response

Discussed possibility of paying HOA dues online.

* Will be possible with new AppFolio being brought on by Continental Real Estate Management

**New Business**

Dues to remain unchanged

Open Floor

One of the residents asked whether the mowing contractors could also be hired to do weed and feed so that the adjacent properties are not affected by weeds. Response was multifold:

* We do not charge enough in dues to be able to afford the amount it would cost to weed/feed that large of an area
* Weed control on any homeowner’s lot is their own responsibility and always at the mercy of adjacent lots. HOA cannot be expected to pay for weed control on common lots just to make neighbors happy any more than any of us can force our neighbors to require weed control.
* Bottom line, not in budget.

Discussion of Real Estate Management:

* Errors by Continental Real Estate, has been slow to respond to issues and information requested by board, we don’t intend to continue with them, additionally because they will be implementing a new “app” folio- allow us to pay dues online, see covenants, request maintenance, etc. Was going to increase $150 per month
* Looking at Paradigm management- $97- $132 per month, they have the app folio. We would have a website on their page.
* Discussion included negative reviews of CREM and support for attempting to find a new management company.

Discussion of extension of covenants

* Gena discussed the need to maintain covenants, so we can continue to enforce the maintenance standards, etc. Proposal to automatically renew for ten years at a time, unless amended by 67% of homeowners. Can be modified if needed in the future.
* Discussion: A resident encouraged those in attendance to keep covenants to protect integrity of community and value of property- looking at neighborhood as a whole. Those who had lived in more restrictive developments or condos felt that our rules were not too restrictive.
* A resident mentioned that she appreciates the efforts of the board members.
* Vote was called for and taken on the extension of the covenants. Between votes received by attendees and those collected in proxy, 59 homeowners (74.6%) voted to amend the covenants to renew every 10 years, as is, unless they are amended or voted out.

Fall festival:

* We don’t have any current volunteers to organize the festival
* Dave Shrader made a motion to leave money in budget for a social event if someone volunteers to organize it, Liz Mamolen seconded the motion, motion carried.

Vote for Vacant Board Openings: The following slate of officers were elected to the Homeowners Association Board of Directors:

* Gena Henry- President
* John Foreman-Vice President
* Tim Guffey- trustee
* Scott Hoss- Treasurer
* Emily Repka- Secretary

Meeting Adjourned-8:30 pm