**Hampton Hills Board Meeting**

**October 19, 2016**

**General Membership Meeting**

1. **Meeting called to order at 7:20 pm**
2. **Review of Minutes from last General Membership meeting on November 18, 2014 by Missy Young (Notes recorded by Missy Young)**

**Approval of minutes as printed by and second by.**

1. **Treasurers Report: Stephanie Kozel (see attached)**

Total Expenses as of 10/3/16: $3,043.18

Total Income as of 10/3/16: $2,921.26

Checking account balance is $2,665

Savings account balance is $8,018.84

Fall Festival was not included in these numbers. Fall Festival cost is around $600.

Lawn and snow removal cost is $1,000 +

Postage cost is $160 +

Percentage of HOA members who have not paid dues this year: 23%

Percentage of HOA members who are more than one year behind: 12%

**Treasury report accepted by Missy Young and second Jennifer Ault**

1. **Old Business:**
2. Spoke to the Roadmaster from Benner Township and he said that mowing grass clippings into the road is illegal. If there is an accident caused by the clippings, the homeowner will be liable. Also, leaves and grass clippings clogs the sewer drains.
3. We are asking people to park on the outer circle.
4. A Facebook page has been created to post notices.
5. Library had been added to the upper open lot.
6. **New business:**

Topics of discussion:

1. Easter Egg Hunt - Approved by Missy Young and second by Stephanie Kozel with a budget of $500
2. Appoint person for Yard Sale – Ben Nelson will head this up. First weekend in June is when the sale will be.
3. Appoint committee for Fall Festival/Octoberfest – Stephanie Kozel, Missy Young, Gena Henry, Dustin and Jessica Veazey with a budget of $600. Stephanie Kozel motion and second by Missy Young
4. Colina Seeley mentioned that after nine years with our bylaws, we can go to court and remove. Our bylaws indicate that they cannot be changed until 2020.
5. Light post lights need to be on dusk till dawn. Should we enforce? It is part of the bylaws so we will send out letters to the offenders. Tim Guffey will provide Missy Young addresses of the offenders.
6. Grass/upkeep of the home enforcement: We will give them a written warning with a deadline and then fine them as per the bylaws. Include suggestions of people to help. Verbiage needs to be strong and that neighbors are complaining. Have the lawyer look at the letter. Page 4 item 14 in bylaws.
7. Motion to raise the dues from $50 to $75 by Jennifer Ault. Voted to raise the dues to $75. Motion by Missy Young and second by Stephanie Kozel
8. Kids are playing in the reservoir property and someone from another neighborhood. It was discussed to have only Hampton Hills homeowners only. We discussed that the HOA could be responsible. We will check with the lawyer/insurance company to see if the HOA is liable. Also check to see if we could put up a sign that says “Enter at your own risk” would allow kids to continue to play.
9. Colina Seeley mentioned that the grass in the reservoir area needs to be addressed. We would need to have someone come in and bush hog the hilled area. Tim Guffey will check with Warren Miller to see if it will cause problems with people using that property.
10. **Open Floor (Questions & Concerns)**
11. **Voting for board members:**
    1. Open floor for any last minute nominations
    2. Open floor for nominees to describe why they want to be a board member
    3. Vote for President – Gena Henry has volunteered for President, motion by Missy Young and second by Jennifer Ault
    4. Vote for Vice President – Raymond Sowers mentioned interest and will follow up with him.
    5. Vote for Secretary – Jennifer Ault volunteered for Secretary, motion accepted by Missy Young and second by Stephanie Kozel
    6. Vote for Treasurer– Dustin Veazey has volunteered for Treasurer, motion Missy Young and second by Tim Guffey. Stephanie will work with Dustin at the beginning of January. Also, there will be a meeting scheduled with current and new board members in January. Missy Young will send out an invitation.
12. **Motion to adjourn the meeting by Missy Young and Motion second by Stephanie Kozel. Meeting Adjourned at 9:20 pm**

**Action Items:**

1. Have lawyer look at letter being sent to property owners that need attention to the exterior of their home.
2. Check with lawyer to see if people/kids in the reservoir area is a liability. Also check to see if we are liable, could there be a sign added to say enter at your own risk.
3. Tim Guffey will check with Warren Miller to see if it will cause problems with people using the reservoir property.
4. Missy Young will send out an invite for a meeting with current and new board members in January.
5. Stephane Kozel and Dustin Veazey will meet separately in January to go over Treasurer items.

**Current HHHA Board Members**

Tim Guffey President

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*Ben Nelson*  Trustee

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Stephanie Kozel Treasurer

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Missy Young Secretary

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