Hampton Hills Homeowners Association, Inc.

Minutes Annual General Membership Meeting

**October 2, 2018**

1. Meeting was called to order by Gena Henry, officers were introduced, attendance was taken
2. As there was no secretary at the last meeting, there were no official minutes to be read or approved from the last General Membership Meeting. Gena summarized her notes of the meeting. Jamie Kaliszewski moved to approve Gena’s summary, Missy Young seconded, motion passed.
3. Treasurer’s Report- Dustin Veazy presented the financial reports from past year; budget for upcoming year
4. President’s Report
	1. Gena reported that the number of families delinquent with dues had reduced from 7 to only one family with a delinquency greater than one year
	2. To date, the contractor building the new home has been unresponsive to Gena’s attempts to contact him regarding the overgrown weeds, and the broken sidewalk.
5. Old Business
	1. John and Bobette from Continental Real Estate Management were introduced and discussed the following:
		1. Our deed covenants expire in 2020
		2. The bylaws remain in effect, the association stays in place but enforcement is more difficult without deed covenants.
		3. Concerns if we didn’t have enforceable covenants- for example, maintenance of the retention pond and common areas
		4. We should have some reserve funds in case we have a major expense, such as fixing a sinkhole
	2. Fall Festival October 20
	3. Change of Lawn Service Vendor- Has resulted in savings
6. New Business
	1. Discuss and Vote on Covenant Changes- Discussion about grass height, pros and cons of lowering the maximum grass length to 8” discussed by residents. Tabled, to be considered at the next annual meeting, John from CRM stated he would check with counsel on the method and majority needed to amend our deed covenants.
	2. Fall Festival October 20- plans were discussed
	3. Discussion Regarding Dues Increase- Given need to increase reserve funds in the event of a major expense, Kelly Olson moved that the annual dues be increased to $100, William Foster seconded the motion, passed.
7. Discussion and Vote on Amendment of Covenants- tabled to the next annual meeting to enable us to draft amendments and check with counsel on the proper method of passing same. A committee was formed to discuss the covenants, including William Foster, John Foreman, Rob Folen, and Scott Brumbaugh.
8. Open Floor (Questions & Concerns)
	1. A resident expressed a concern about three children going into the stormwater drain, describing it as an attractive nuisance. We cannot simply put a grate over the drain, the township must approve a grate.
	2. Residents complained about lack of consistency with respect to lack of lampposts or malfunctioning lampposts in the neighborhood. The board has agreed to address this with the homeowners.
9. Voting
	1. Gena Henry 7was elected President, and Helen Stolinas was elected by acclamation, on motion of Ray Stewart and seconded by Diego Menendez.
10. Meeting was adjourned.