

South Hampton Association || Annual Meeting || July 9, 2020

Meeting Minutes

The meeting had 32 households in attendance 2 proxies.

P. J. Morgan representative, Cara Woosley was also in attendance,

The meeting was called to order at 7:05 pm.

Welcome & Introduction

HOA Duties

- HOA duties include oversight of maintenance, repair, and improvements of common areas. Common areas include entrances, outlots, and all land/trees behind property lines, which are HOA outlots.
- PJ Morgan Real Estate is responsible for collection of dues, assisting with covenant enforcement, and payment of HOA services such as insurance, taxes, and landscaping/lawn care.

State of the HOA

- The Board of Directors/PJ Morgan Real Estate has collected feedback from owners that they want more communication.
- The HOA will be sending out newsletters quarterly, which the first newsletter was sent out prior to the Annual Meeting.
 - o Bob MacDonald volunteered to coordinate with the HOA on behalf of the SID to include SID information in the newsletter.
- The Board will add two more admins to the Facebook Page and use Facebook to also help communicate HOA matters.
- All keeping in mind that not everyone is on Facebook and communication will need to be sent out via email/mail as well. Newsletters/Announcements/ and Minutes will also be posted to the Facebook Page once they have been sent out to owners.
- Residents should still contact PJ Morgan Real Estate directly with issues and not post to the Facebook Page expecting the Board to see it and take care of it.
- The Board of Directors asks the owners help with keeping an eye out for things in the neighborhood and report any concerns to PJ Morgan Real Estate.
- HOA dues notices have been resent to delinquent homeowners.
- Foreclosure has been filed against No Equity Homes for multiple years of unpaid dues.

Improvements

- Trees on 239th circle were treated for bagworms.
- Trees at the 238th entrance are being evaluation this week for a possible disease. Once the HOA gets feedback from the contact, a decision will be made on how to move forward.
- Based on feedback from last year, the HOA increased the mowing and de-weeding. A resident motioned to increase mowing to every week in lieu of every other week. Discussion ensued about additional costs and those in attendance voted NOT to increase mowing.
- Outlot G Improvements were sent out for bid and bid on by multiple landscapers before the bid was granted to Greenzone by the Board of Directors, voting in favor 5-0.
 - o CORRECTION: Vote revised to 4-0, to recuse Cary Schroeder vote to avoid perceived conflict of interest.
- After discussion with those in attendance at the meeting it was decided to not move forward on the boulders and bromegrass.
- PJ Morgan Real Estate will reach out to Greenzone to notify them about the adjustment in the contract.

- It was decided upon by the quorum that the entrance boulder signs could be highlighted with lights and/or improvements/maintenance to the painted letters.
 - o UPDATE: Options are being rendered by signage vendor and will be sent to Improvement Committee for evaluate.
- There was a discussion on dead trees behind properties.
 - o Reminder that trees behind properties are HOA trees and require HOA approval prior to modification/removal.
 - o HOA policy is and has been to remove dead trees on a case-by-case basis, as determined by the board.
 - o In general dead or toppled trees will be removed is they are visually impactful from neighborhood streets or represent a direct safety hazard within a homeowner's property lines.

Committees

- The Board of Directors would like to form an Improvement Committee and a Social Committee consisting of volunteers from the neighborhood.
- Committees would meet at least twice a year and would be responsible for selecting, planning, and budgeting projects/events for the HOA.
- The Committee would be responsible for getting input from other owners in the neighborhood and presenting items to the Board of Directors for approval.
- The Board opened the floor for volunteers and the following members volunteered.

Improvement Committee

Andy Herold
 Nancy MacDonald
 Missy Henry
 Leslie Koenig
 Tanya Fletcher

Event Committee

Mandi Spiker
 Jessica Block
 Mariah Gesink

Additional information per committee will be sent out to committee members.

Holiday Lighting

- The Board of Directors/PJ Morgan Real Estate did some research and did reach out to get companies for bids on Holiday lighting.
- The Association would spend around 7k just for lights and would still need to consider costs for storage, annual cost for labor to put up and take down, cost to install power at the entrances, and the cost for monthly electrical bills.
- All in attendance at the meeting voted to remove the cost of Holiday light from the budget and that funds would be better spent on other items for the HOA.

Meeting Adjourned at 8:36pm